



Four Ashes Road, Bentley Heath

Guide Price £1,200,000





PROPERTY OVERVIEW

Occupying a discreet position behind a stoned driveway and gated entrance and located very close to a footpath which runs through woodland and accesses fields and the river Blythe, is this absolutely immaculate four-bedroom detached bungalow. A true gem, boasting outstanding landscaped gardens that offer a most private westerly facing aspect, this property presents a rare opportunity to reside in a peaceful and picturesque setting.

Upon entering the L shaped entrance hallway, you are greeted by a beautifully designed and spacious and open plan dual aspect living room. The feature fireplace adds a touch of elegance, while the sliding doors seamlessly connecting the indoor space to the rear garden, creating a harmonious blend of indoor and outdoor living. Additionally, there are French doors opening onto a private courtyard.



The large and modern open plan breakfast kitchen is a chef's delight, providing ample space for culinary creations and easy access to the utility area for added convenience. Four double bedrooms ensure excellent versatility, with the principal bedroom benefiting from an ensuite/wet room for added luxury.



The remaining bedrooms are serviced by a tastefully appointed family bathroom, exuding a sense of refinement and comfort. Bedroom three is currently used as an office and also affords French doors opening onto the courtyard. An integral part of this property is the large double garage, providing ample space for vehicles and additional storage. The meticulously maintained landscaped gardens are a true delight, with lush lawns, formal borders, shrubs, trees, an ornate pond, and a summerhouse offering a tranquil retreat for relaxation and enjoyment. The open views to the rear further enhance the appeal of this outdoor oasis, making it a perfect setting for hosting gatherings or simply unwinding in nature's embrace.

Overall, this property offers a harmonious blend of luxury, functionality, and natural beauty, making it an ideal choice for those seeking a refined and peaceful lifestyle. With its impeccable design, prime location, and stunning surroundings, this detached bungalow presents a rare opportunity to create a personalised sanctuary that you can call home.

PROPERTY LOCATION

The property is located and well placed for all local amenities and schools of Dorridge, Knowle and Bentley Heath, Dorridge railway station providing commuter services between London Marylebone and Birmingham Snow Hill. Knowle, Dorridge and Bentley Heath villages adjoin open greenbelt countryside, yet Solihull town centre is within just three miles and provides further and more comprehensive facilities with Junctions 4 and 5 of the local M42 leading to the Midlands motorway network.

Council Tax band: G

Tenure: Freehold





- Absolutely Immaculate Four Bedroom Detached Bungalow
- Set Within A Large Plot With Outstanding Landscaped Gardens Affording A Most Private Westerly Facing Aspect
- Located Discretely Behind A Stoned Driveway Leading To A Double Garage And Gated Entrance
- Superb Open Plan Dual Aspect Living Room With Feature Fireplace And Sliding Doors Opening Onto Rear Garden
- Large And Modern Open Plan Breakfast Kitchen Providing Access To Utility
- Four Double Bedrooms Offering Excellent Versatility, Principal Bedroom With Ensuite / Wet Room
- All Remaining Bedrooms Serviced Via Luxury Family Bathroom
- Large Double Garage And Large Driveway With Parking For Up To Seven Vehicles
- Stunning Landscaped Gardens Mainly Laid With Lawn, Formal Borders Shrubs And Trees, Ornate Pond And Summerhouse with Open Views To The Rear
- 16 Solar Panels Which Gives Additional Income

ENTRANCE HALLWAY

LIVING ROOM

25' 3" x 21' 4" (7.70m x 6.50m)

BREAKFAST KITCHEN

24' 7" x 16' 9" (7.49m x 5.11m)

UTILITY ROOM

10' 6" x 4' 11" (3.20m x 1.50m)

**PRINCIPAL BEDROOM**

14' 1" x 12' 6" (4.29m x 3.81m)

ENSUITE

9' 0" x 6' 7" (2.74m x 2.01m)

BEDROOM TWO

14' 1" x 12' 6" (4.29m x 3.81m)

BEDROOM THREE/STUDY

13' 7" x 12' 0" (4.14m x 3.66m)

BEDROOM FOUR

10' 4" x 9' 10" (3.15m x 3.00m)

BATHROOM

9' 10" x 5' 9" (3.00m x 1.75m)

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

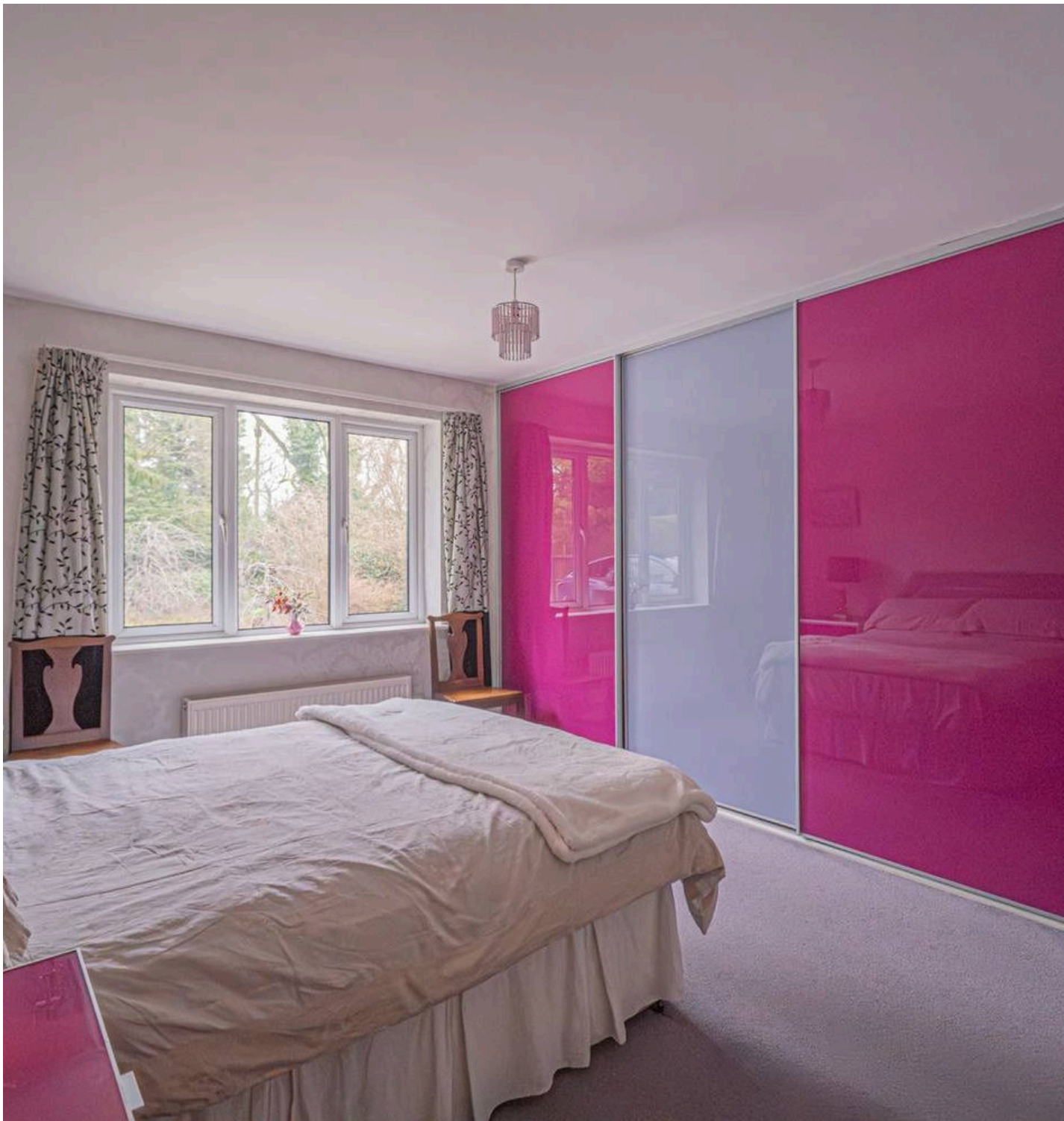
20' 0" x 16' 0" (6.10m x 4.88m)

TOTAL SQUARE FOOTAGE

203.6 sq.m (2192 sq.ft) approx.

LANDSCAPED GARDENS**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, integrated microwave, dishwasher, solar panels, garden shed, greenhouse, summer house, electric garage door, all carpets, blinds and light fittings, some curtains, fitted wardrobe and set of 13 drawers and headboard in main bedroom and fitted wardrobes in bedroom two.



ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity, solar PV (photovoltaic) panels and sewers. Broadband - FTTP (fibre to the premises).

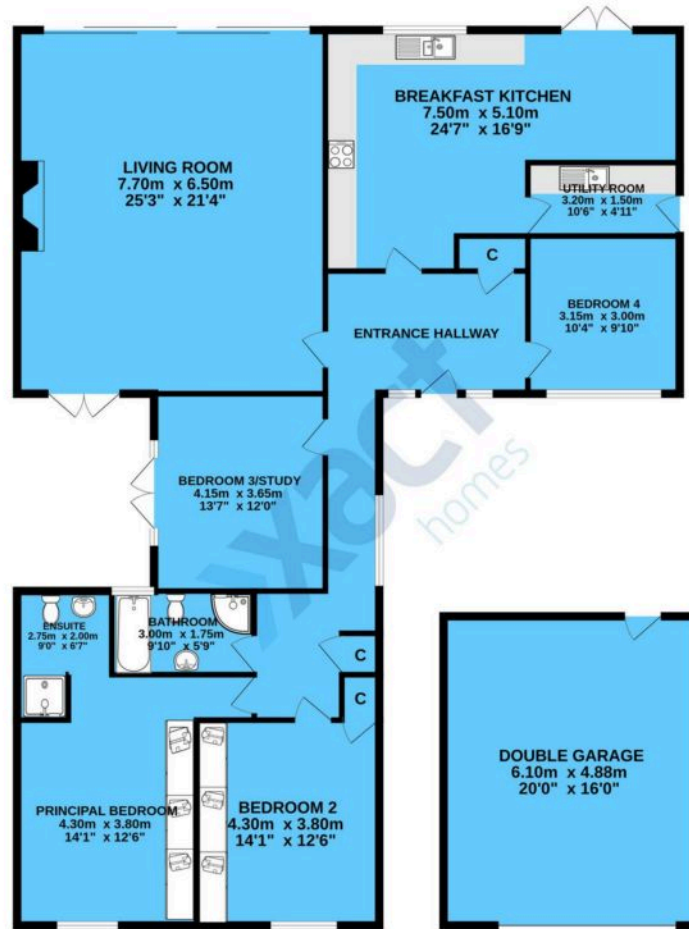
Please note That there is a covenant on the property, which is owned by next door, which prevents the property being extended upwards into the roof.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



TOTAL FLOOR AREA : 203.6 sq.m. (2192 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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