



Four Ashes Road, Bentley Heath

Guide Price £825,000





PROPERTY OVERVIEW

Situated in a prime location, this superb family home was originally built by Crest Nicholson in 2016 and exudes contemporary elegance and functionality at every turn. Boasting a large driveway and a double garage currently utilised as a gym, this stunning detached four-bedroom property, which was once the esteemed show home, offers the pinnacle of modern living.

Upon entering, you are greeted by a spacious ground floor that includes two inviting reception rooms perfect for entertaining or relaxation, comprising a chic living room and a versatile family/playroom. The convenience of a guest cloakroom on this level adds to the practicality of the layout.

The heart of the home lies in the impressive open-plan kitchen/dining room, enriched by natural light flooding through the French doors leading to the rear garden. A well-appointed space for culinary creativity or casual dining, this area seamlessly connects indoor and outdoor living.

Ascending to the first floor, you will find four generously proportioned double bedrooms and three immaculately presented bathrooms. The principal bedroom is a true sanctuary, complete with a dressing room, fitted wardrobes, and a luxurious ensuite shower room, providing a tranquil retreat for the homeowner.





Externally, the property boasts a south-easterly facing rear garden, offering a stunning backdrop and open views to relish and unwind. The courtesy door leading to the garage adds a layer of convenience to this already impressive residence.

To truly comprehend the charm and functionality of this remarkable family home, a viewing is essential. Whether seeking a sanctuary for every-day family living or a space for stylish entertaining, this property offers a harmonious blend of contemporary design, optimal comfort, and practicality. Eagerly awaiting its next discerning owner, this property is an exceptional opportunity not to be missed.

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: F

Tenure: Freehold





- Superb Family Home Originally Built By Crest Nicholson in 2016
- Benefitting From A Large Driveway And A Double Garage Currently Used As Gym
- Stunning Detached Four Bedroom Property Which Was The Former Show Home
- Ground Floor Includes Two Reception Rooms Including Living Room And Family / Play Room Plus Guest Cloakroom
- Stunning Open Plan Kitchen / Dining Room With French Doors To Rear Garden
- Four Double Bedrooms And Three Bathrooms, Including Principal Bedroom With Dressing Room, Fitted Wardrobes And Luxury Ensuite
- South Easterly Facing Rear Garden With Courtesy Door To Garage And Open Views To Rear
- Viewing Essential To Fully Appreciate This Superb Family Home



ENTRANCE HALLWAY

WC

LIVING ROOM

22' 1" x 12' 0" (6.74m x 3.65m)

FAMILY / PLAYROOM

12' 11" x 8' 11" (3.94m x 2.73m)

KITCHEN / DINING ROOM

22' 4" x 13' 3" (6.80m x 4.03m)

UTILITY AREA

FIRST FLOOR

PRINCIPAL BEDROOM

20' 1" x 13' 3" (6.11m x 4.05m)

DRESSING ROOM

6' 6" x 3' 8" (1.97m x 1.11m)

ENSUITE

8' 7" x 7' 3" (2.61m x 2.20m)

BEDROOM TWO

11' 6" x 9' 2" (3.50m x 2.80m)

ENSUITE

7' 10" x 4' 10" (2.39m x 1.48m)

BEDROOM THREE

10' 8" x 8' 9" (3.26m x 2.67m)

BEDROOM FOUR

12' 1" x 8' 10" (3.69m x 2.70m)

BATHROOM

7' 9" x 6' 5" (2.37m x 1.95m)

TOTAL SQUARE FOOTAGE

167.7 sq.m (1805 sq.ft) approx.



OUTSIDE THE PROPERTY

DOUBLE GARAGE

19' 0" x 18' 6" (5.79m x 5.63m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

SOUTH EASTERLY FACING GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in two bedrooms, garden shed and an electric car charging point.

ADDITIONAL INFORMATION

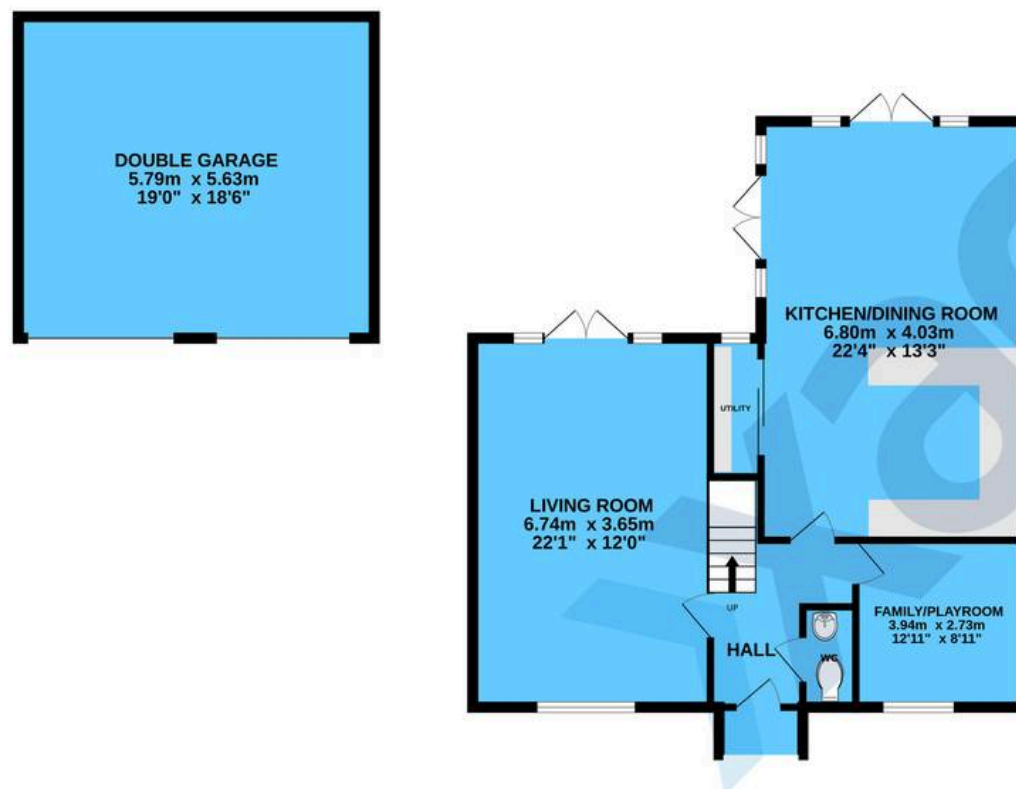
Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – boarded.

INFORMATION FOR POTENTIAL BUYERS

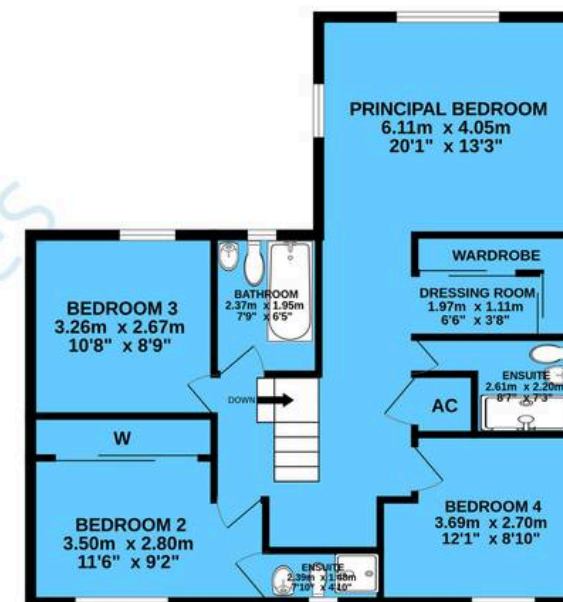
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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



1ST FLOOR



TOTAL FLOOR AREA : 167.7 sq.m. (1805 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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