



Four Ashes Road, Bentley Heath

Offers Over £450,000



PROPERTY OVERVIEW

We are delighted to present this exceptional three bedroom semi-detached property, offered with no upward chain. Located on a peaceful cul-de-sac, this immaculately presented home boasts a welcoming entrance hallway with a convenient downstairs toilet. The fitted kitchen is a true highlight, with integrated appliances and generous room for a dining table. The property further benefits from a spacious living room, flooded with natural light through French doors that open out to the rear garden.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom features fitted wardrobes and an ensuite, providing a private sanctuary within the home. The remaining bedrooms are serviced by a family bathroom, ensuring ample space for family members or guests.



This property has been meticulously cared for and offers an abundance of natural light throughout. It presents an excellent opportunity for those seeking a contemporary and comfortable home in a sought-after location. With its attractive features and desirable setting, this property is sure to appeal to a range of buyers. Early viewing is highly recommended to fully appreciate all that this property has to offer.



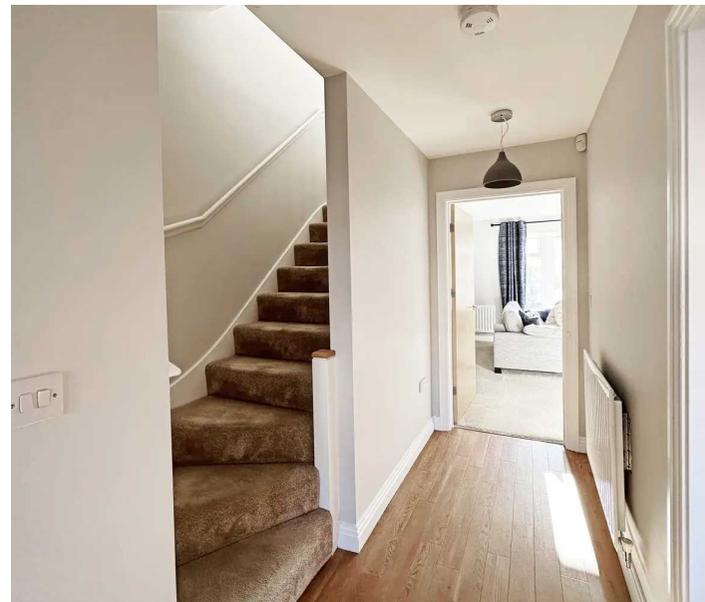
PROPERTY LOCATION

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: E

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Immaculately Presented Throughout
- Fitted Kitchen With Integrated Appliances
- Spacious Living Room
- Principal Bedroom With Ensuite
- Family Bathroom
- South Facing Rear
- Parking For Two Vehicles





ENTRANCE HALLWAY

WC

5' 4" x 2' 10" (1.62m x 0.87m)

KITCHEN

15' 1" x 11' 2" (4.60m x 3.40m)

LIVING ROOM

17' 8" x 12' 3" (5.38m x 3.73m)

FIRST FLOOR

PRINCIPAL BEDROOM

18' 8" x 10' 6" (5.70m x 3.20m)

ENSUITE

7' 0" x 4' 0" (2.14m x 1.21m)

BEDROOM TWO

11' 2" x 10' 2" (3.40m x 3.10m)

BEDROOM THREE

10' 6" x 7' 3" (3.20m x 2.20m)

BATHROOM

7' 0" x 5' 7" (2.14m x 1.69m)

TOTAL SQUARE FOOTAGE

Total floor area: 101.9 sq.m. = 1097 sq.ft. approx.

OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN



**ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, tumble dryer, all carpets, some curtains, some blinds, fitted wardrobes in bedroom one, all light fittings and a garden shed.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers. Broadband - CityFibre. Loft space - boarded with lighting. Service charge - £675 (pa).

MONEY LAUNDERING REGULATIONS

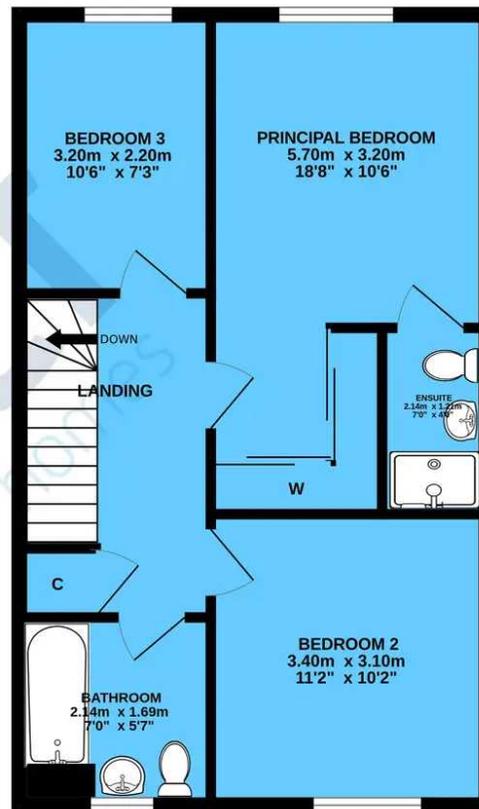
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 101.9 sq.m. (1097 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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