



Mill Lane, Bentley Heath

Guide Price £849,950





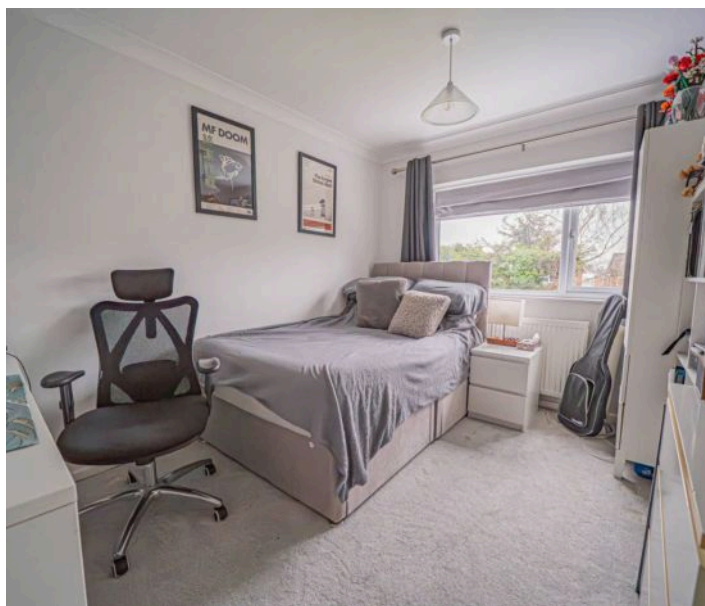


## PROPERTY OVERVIEW

This beautifully presented and completely refurbished four-bedroom detached property offers a superb opportunity to acquire a spacious and stylish family home in a highly sought-after location, just a short walk from Dorridge village, the station and all local schools. Set behind a newly laid resin and block paved driveway, the property provides ample parking along with a garage / store for additional convenience.

Upon entering, you are welcomed by a large porch and an elegant entrance hallway that leads to all the ground floor accommodation, including a guest cloakroom. The expansive dual aspect living room is flooded with natural light and flows seamlessly into a conservatory at the rear, creating an inviting space for both relaxing and entertaining. The heart of the home is the recently updated open-plan kitchen and dining room, which features a central island, contemporary fittings and French doors that open onto the rear garden, making it ideal for family gatherings and modern living.

Upstairs, a generous landing leads to four excellent bedrooms, each thoughtfully designed to provide comfort and flexibility. The principal bedroom boasts a luxury ensuite, while the remaining bedrooms are serviced by a well-appointed family bathroom. The landing also benefits from a large and extremely useful storage cupboard set within the eaves, extending from bedroom four towards the family bathroom, providing excellent additional storage space.







Every detail of this immaculate extended family home has been carefully considered, from the high-quality finishes throughout to the practical layout that maximises both space and light.

The property further benefits from a beautifully landscaped south-easterly facing rear garden, complete with a full width porcelain tiled patio and a well-maintained lawn, creating a private retreat for outdoor enjoyment.

Viewing is essential to fully appreciate the exceptional standard and generous proportions of this outstanding home, which combines contemporary style with practical family living in a prime Dorridge location.

#### 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







- Beautifully Presented And Completely Refurbished Extended Four Bedroom Detached Property
- Located A Short Walk Away From Dorridge Village, Dorridge Station And All Local Schools
- Spacious Family Home Set Behind A New Resin And Block Paved Driveway Providing Ample Parking With Garage / Store
- Large Porch And Entrance Hallway leading To All Ground Floor Accommodation, Including A Guest Cloakroom
- Large Dual Aspect Living Room With Conservatory To The Rear
- Recently Updated Open-Plan Kitchen And Dining Room With Central Island And French Doors To Rear Garden
- Four Excellent Bedrooms Located Off A Large Landing
- Principal Bedroom With Luxury Ensuite And Remaining Bedrooms Serviced Via Family Bathroom
- Landscaped South-Easterly Facing Rear Garden With Full Width Porcelain Tiled Patio And Mainly Laid With Lawn
- Viewing Essential To Fully Appreciate This Immaculate Extended Family Home



## **ENTRANCE PORCH**

## **ENTRANCE HALLWAY**

## **WC**

## **KITCHEN**

19' 2" x 7' 2" (5.83m x 2.19m)

## **DINING ROOM**

11' 2" x 9' 2" (3.41m x 2.80m)

## **UTILITY ROOM**

7' 4" x 6' 6" (2.23m x 1.98m)

## **LIVING ROOM**

30' 1" x 10' 0" (9.16m x 3.05m)

## **CONSERVATORY**

11' 1" x 9' 4" (3.37m x 2.85m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

16' 4" x 10' 4" (4.99m x 3.15m)

## **ENSUITE**

6' 6" x 5' 4" (1.99m x 1.63m)

## **BEDROOM TWO**

11' 5" x 9' 2" (3.48m x 2.79m)

## **BEDROOM THREE**

11' 0" x 7' 4" (3.36m x 2.23m)

## **BEDROOM FOUR**

9' 7" x 6' 8" (2.93m x 2.03m)

## **BATHROOM**

11' 0" x 7' 5" (3.36m x 2.26m)

## **TOTAL SQUARE FOOTAGE**

165.0 sq.m (1772 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **GARAGE / STORE**

10' 2" x 8' 10" (3.10m x 2.68m)

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **LANDSCAPED SOUTH-EASTERLY FACING GARDEN**

### **FULL WIDTH PORCELAIN TILED PATIO**

### **SIDE STORE**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, all carpets, some curtains, all blinds, some light fittings, fitted wardrobes in one bedroom, awning, external heater, garden shed, CCTV and a 2020 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.







Approx Gross Internal Area  
165 sq m / 1772 sq ft



Ground Floor  
Approx 94 sq m / 1011 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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