



Mill Lane, Bentley Heath

Guide Price £700,000

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PROPERTY OVERVIEW

Superbly presented and set behind secure gates within the highly sought-after Mill Hollow development, this impressive four double bedroom, three bathroom townhouse offers contemporary living across three spacious floors.

Upon entering the property, you are welcomed by a bright entrance hallway that leads to a modern kitchen / diner, thoughtfully designed with sleek cabinetry and integrated appliances. The kitchen provides ample space for family dining and entertaining, complemented by French doors that create a seamless flow to the garden. A convenient guest WC is also located on the ground floor.

Ascending to the first floor, you will find a generously proportioned lounge at the front of the property, featuring an elegant fireplace that serves as a focal point for the room and enhances its inviting atmosphere. The principal bedroom, situated to the rear of this floor, benefits from extensive fitted wardrobes and a stylish en-suite shower room, offering a private sanctuary for relaxation.

The second floor accommodates three further double bedrooms, each with fitted wardrobes to maximise storage and organisation, and two additional bathrooms (one being en-suite), ensuring comfort and convenience for family members or guests.





The property is ideally located within walking distance of Dorridge Station, providing excellent transport links, and is a short stroll from the array of amenities that Dorridge Village has to offer, including shops, cafes, and essential services. Families will appreciate the property's position within the prestigious Arden Academy catchment area, renowned for its outstanding educational standards.

Finished to a high specification throughout, this home combines modern style with practical features, making it perfect for those seeking a low-maintenance, luxurious lifestyle in an exclusive setting. The secure gated entrance provides peace of mind, while the thoughtful internal layout caters to the needs of contemporary family living.

This exceptional townhouse is an outstanding opportunity for discerning buyers looking to secure a home in one of the area's most desirable developments, offering a blend of comfort, convenience, and prestige. Early viewing is highly recommended to fully appreciate the quality and space on offer in this remarkable property.

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





- Superbly Presented Four Double Bedroom, Three Bathroom Townhouse
- Set Behind Gates In The Exclusive Mill Hollow Development
- The Property Is Accessed Via The Entrance Hallway & Benefits From A Modern Kitchen / Diner With French Doors Opening Onto The Garden
- To The First Floor Is A Large Lounge At The Front With Feature Fireplace & The Principal Bedroom At The Rear Which Boasts Fitted Wardrobes & An En-Suite Shower Room
- To The Second Floor Are Three Further Double Bedrooms, All Of Which Have Fitted Wardrobes, And Two Bathrooms, One Of Which Is En-Suite
- To The Rear Of The Property Is A Landscaped South Facing Rear Garden With A Full Width Patio
- Set Within Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Located In The Prestigious Arden Academy Catchment Area

**ENTRANCE HALLWAY****WC****KITCHEN / DINER**

16' 8" x 16' 6" (5.07m x 5.03m)

INTEGRAL GARAGE

18' 4" x 8' 11" (5.59m x 2.71m)

FIRST FLOOR**LOUNGE**

20' 0" x 16' 8" (6.10m x 5.08m)

PRINCIPAL BEDROOM

14' 2" x 13' 4" (4.33m x 4.07m)

ENSUITE

9' 0" x 5' 3" (2.75m x 1.59m)

SECOND FLOOR**BEDROOM TWO**

14' 1" x 12' 0" (4.28m x 3.67m)

ENSUITE

10' 9" x 4' 9" (3.28m x 1.44m)

BEDROOM THREE

13' 1" x 9' 3" (4.00m x 2.82m)

BEDROOM FOUR

14' 5" x 10' 0" (4.39m x 3.04m)

BATHROOM

8' 3" x 5' 7" (2.52m x 1.70m)

TOTAL SQUARE FOOTAGE

176.9 sq.m (1904 sq.ft) approx.



OUTSIDE THE PROPERTY

SECURE GATED PARKING

LANDSCAPED SOUTH FACING GARDEN

FULL WIDTH PATIO

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, Neff extractor, Neff microwave, Beko fridge/freezer, Beko dishwasher, Indesit washer/dryer, all fixed items, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in all four bedrooms, underfloor heating and Garador electric garage door.

ADDITIONAL INFORMATION

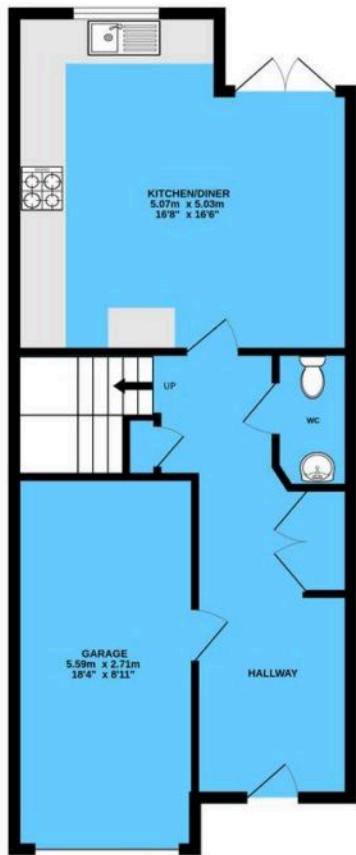
Services - direct mains water (with water meter), sewers and electricity. Broadband - ADSL copper wire. Service charge - £700.00 pa.

INFORMATION FOR POTENTIAL BUYERS

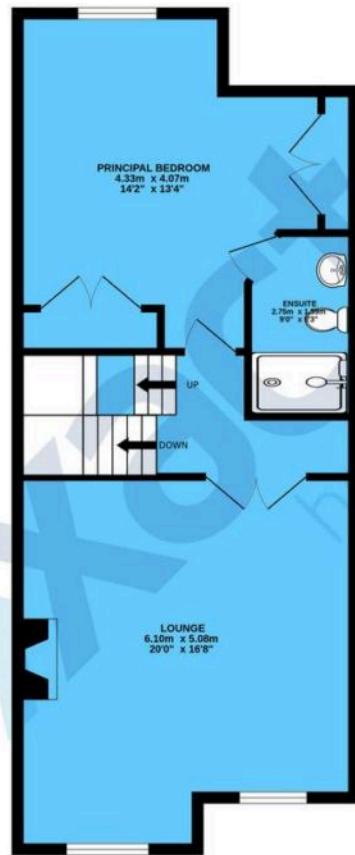
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



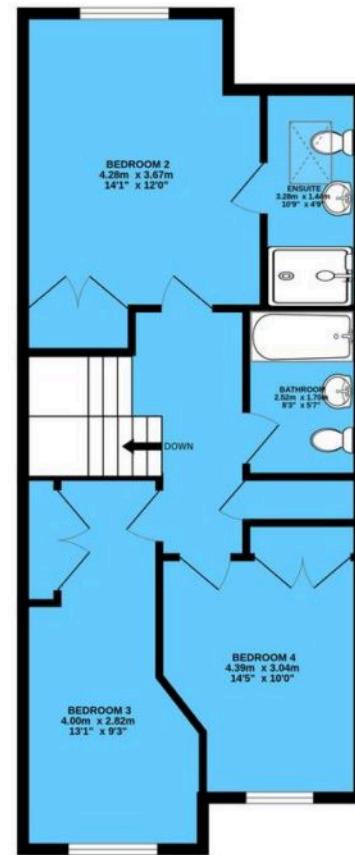
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA: 176.9 sq.m. (1904 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 floorplan is for guidance 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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