



## Mill Lane, Bentley Heath

Guide Price £499,950





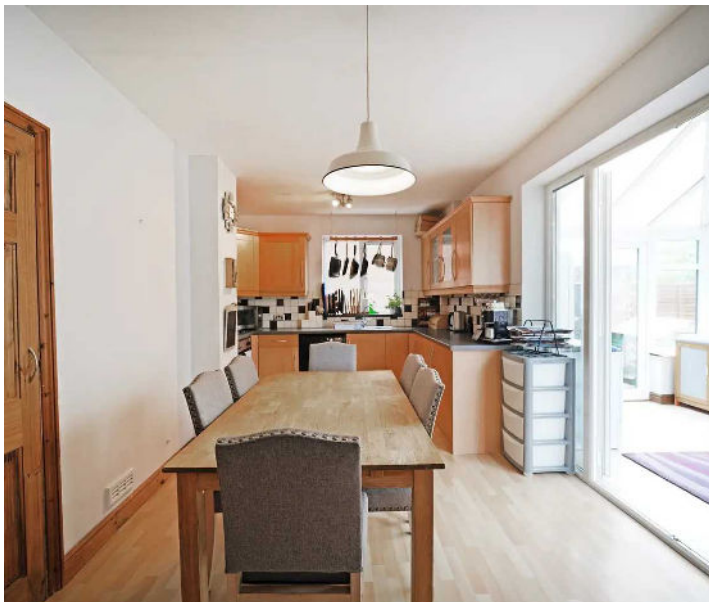
## PROPERTY OVERVIEW

We are delighted to present this exceptional 4-bedroom semi-detached house located in the highly sought-after area of Dorridge. Boasting four good size bedrooms, this meticulously maintained property offers ample space for a growing family.

Upon entering the property, you are greeted by a spacious hallway that leads to the bright and airy living room, the ground floor also offers a good size kitchen which leads onto a large conservatory space.

The first floor hosts the three generously sized bedrooms, all of which are flooded with natural light. The principle bedroom, located on the second floor, benefits from an en suite bathroom, providing the utmost convenience and privacy. A family bathroom serves the remaining bedrooms, ensuring comfortable living for all occupants.

Situated within walking distance to Dorridge Station, this property offers easy access to transportation links, making commutes hassle-free. Furthermore, being in the catchment area for the esteemed Arden Academy, families will appreciate the educational opportunities available for their children.



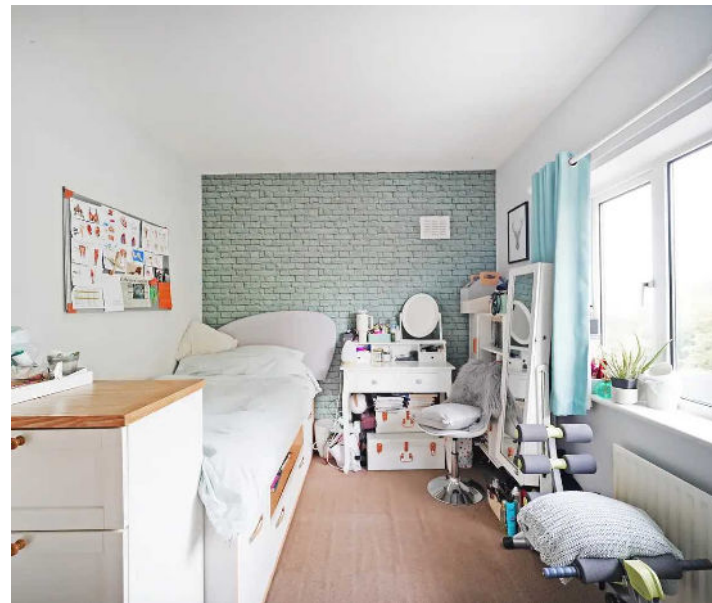




One of the standout features of this property is the large garden room, providing a versatile space that can be utilised as a home office, gym, or additional living area, catering to the varied needs of the modern homeowner. Additionally, the conservatory offers a tranquil spot to enjoy the picturesque views of the surrounding area.

The property also benefits from parking for two cars, ensuring convenience for residents and their visitors. With a loft conversion adding extra living space, this home has been thoughtfully designed to maximise functionality and comfort.

In conclusion, this 4-bedroom semi-detached house in Dorridge presents a rare opportunity to own a property in a prime location with an array of desirable features. With spacious living areas, modern amenities, and close proximity to transport links and prestigious schools, this property is sure to appeal to those seeking a refined lifestyle in a well-connected community. Viewing is highly recommended to fully appreciate the charm and elegance of this beautiful home.







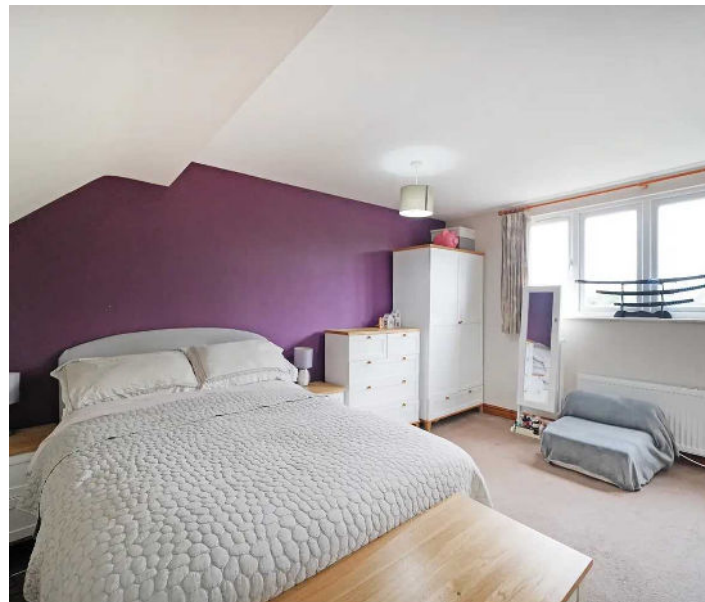
#### PROPERTY LOCATION

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: C

Tenure: Freehold

- Four Good Size Bedrooms
- Walking Distance To Dorridge Station
- Arden Academy Catchment
- Principal Bedroom Benefits From An En Suite Bathroom
- Large Garden Room
- Conservatory
- Loft Conversion
- Parking For Two Cars





**PORCH**

**HALLWAY**

**WC**

**LIVING ROOM**

13' 7" x 12' 0" (4.15m x 3.65m)

**KITCHEN**

20' 4" x 10' 6" (6.20m x 3.20m)

**CONSERVATORY**

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

**FIRST FLOOR**

**BEDROOM TWO**

12' 0" x 11' 2" (3.65m x 3.40m)

**BEDROOM THREE**

13' 9" x 8' 8" (4.20m x 2.65m)

**BEDROOM FOUR**

9' 0" x 7' 10" (2.75m x 2.40m)

**BATHROOM**

7' 7" x 6' 5" (2.30m x 1.95m)

**SECOND FLOOR**

**PRINCIPAL BEDROOM**

13' 9" x 13' 1" (4.20m x 4.00m)

**ENSUITE**

5' 9" x 5' 5" (1.75m x 1.65m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 110.0 sq.m. = 1184 sq.ft. approx.







## **OUTSIDE THE PROPERTY**

### **GARDEN ROOM**

### **PARKING FOR TWO CARS**

### **ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, integrated fridge, integrated freezer, dishwasher, all carpets, some light fittings and a built in garden shed at the bottom of the garden.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - Virgin.

### **MONEY LAUNDERING REGULATIONS**

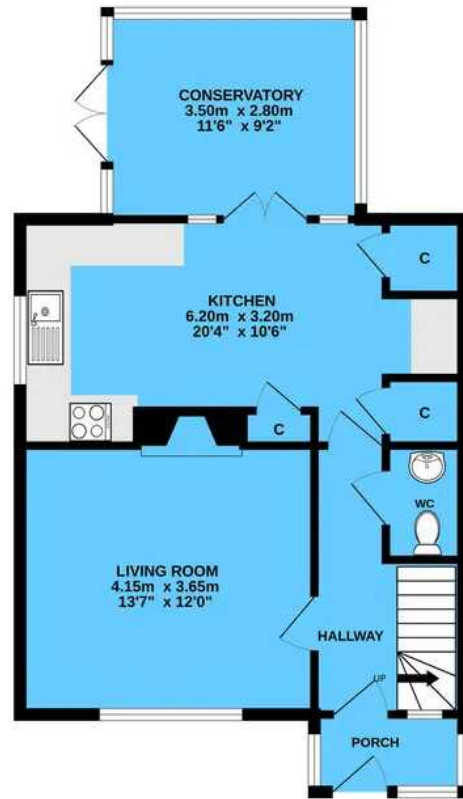
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



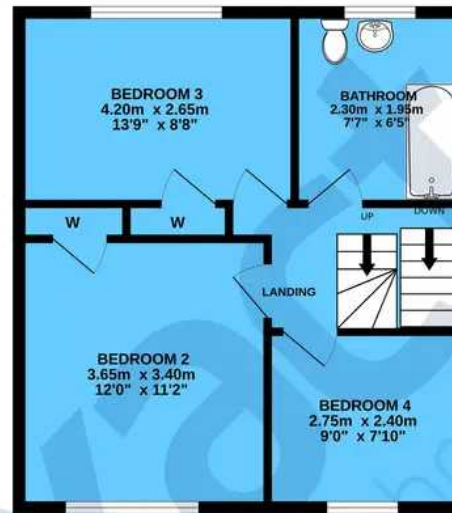




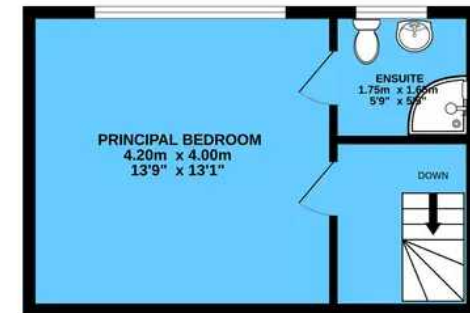
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 110.0 sq.m. (1184 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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