



## Mill Lane, Bentley Heath

Guide Price £700,000





## PROPERTY OVERVIEW

We are delighted to present this exceptional five-bedroom, three-bathroom detached property, conveniently situated within walking distance to Dorridge Station. Boasting a prime location free from any upward chain, this property offers a rare opportunity for discerning buyers seeking a spacious and well-connected home. Upon entering the property, you are greeted by a large entrance hallway that provides access to all ground floor accommodations. The residence has been significantly extended to include three reception rooms, offering ample space for comfortable living and entertaining. The property also features a modern breakfast kitchen and utility area, ideal for busy households. The property's proximity to local schools makes it a fantastic choice for families looking for convenience and accessibility. Additionally, the garage located behind the tarmacadam driveway provides secure parking for multiple vehicles, ensuring both practicality and ease of access for residents and visitors alike.





Ascending to the first floor, you will find five generously proportioned bedrooms, two of which benefit from ensuite facilities, offering added comfort and convenience. A well-appointed family bathroom serves the remaining bedrooms, ensuring utmost functionality for the entire household. For those seeking a tranquil outdoor retreat, the westerly-facing rear garden provides a serene space for relaxation and al fresco dining. Whether enjoying a morning coffee or hosting evening gatherings, this private outdoor sanctuary is sure to delight residents year-round. In summary, this property represents an outstanding opportunity to acquire a spacious and well-appointed family home in a sought-after location. With its convenient proximity to transportation links, local amenities, and schools, this residence offers a harmonious blend of practicality and comfort. Do not miss the chance to make this impressive property your own. Contact us today to arrange a viewing and experience the allure of this remarkable home firsthand.

#### 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





- No Upward Chain
- Five Bedroom And Three Bathroom Detached Property Located Within Walking Distance To Dorridge Station
- Large Entrance Hallway Leading To All Ground Floor Accommodation
- Significantly Extended With Three Receptions Rooms
- Breakfast Kitchen And Utility
- Located Within Walking Distance To All Local Schools
- Garage Set Behind Tarmacadam Driveway Providing Ample Parking
- Five Bedrooms, Two With Ensuite Plus Family Bathroom
- Westerly Facing Rear Garden

#### **ENTRANCE HALLWAY**

##### **WC**

6' 7" x 6' 7" (2.00m x 2.00m)

##### **LIVING ROOM**

21' 10" x 18' 4" (6.65m x 5.60m)

##### **STUDY**

15' 3" x 6' 7" (4.65m x 2.00m)

##### **DINING ROOM**

11' 10" x 11' 2" (3.60m x 3.40m)

##### **BREAKFAST KITCHEN**

14' 5" x 9' 10" (4.40m x 3.00m)

##### **UTILITY AREA**

9' 10" x 6' 7" (3.00m x 2.00m)



## FIRST FLOOR

### BEDROOM ONE

17' 3" x 10' 2" (5.25m x 3.10m)

### ENSUITE

6' 7" x 4' 7" (2.00m x 1.40m)

### BEDROOM TWO

12' 4" x 11' 10" (3.75m x 3.60m)

### ENSUITE

6' 7" x 6' 5" (2.00m x 1.95m)

### BEDROOM THREE

12' 6" x 11' 2" (3.80m x 3.40m)

### BEDROOM FOUR

14' 9" x 6' 9" (4.50m x 2.05m)

### BEDROOM FIVE

11' 6" x 6' 7" (3.50m x 2.00m)

### BATHROOM

6' 7" x 6' 5" (2.00m x 1.95m)

### TOTAL SQUARE FOOTAGE

Total floor area: 184.0 sq.m. = 1981 sq.ft. approx.

### OUTSIDE THE PROPERTY

### WESTERLY FACING REAR GARDEN

### GARAGE

18' 4" x 9' 10" (5.60m x 3.00m)



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

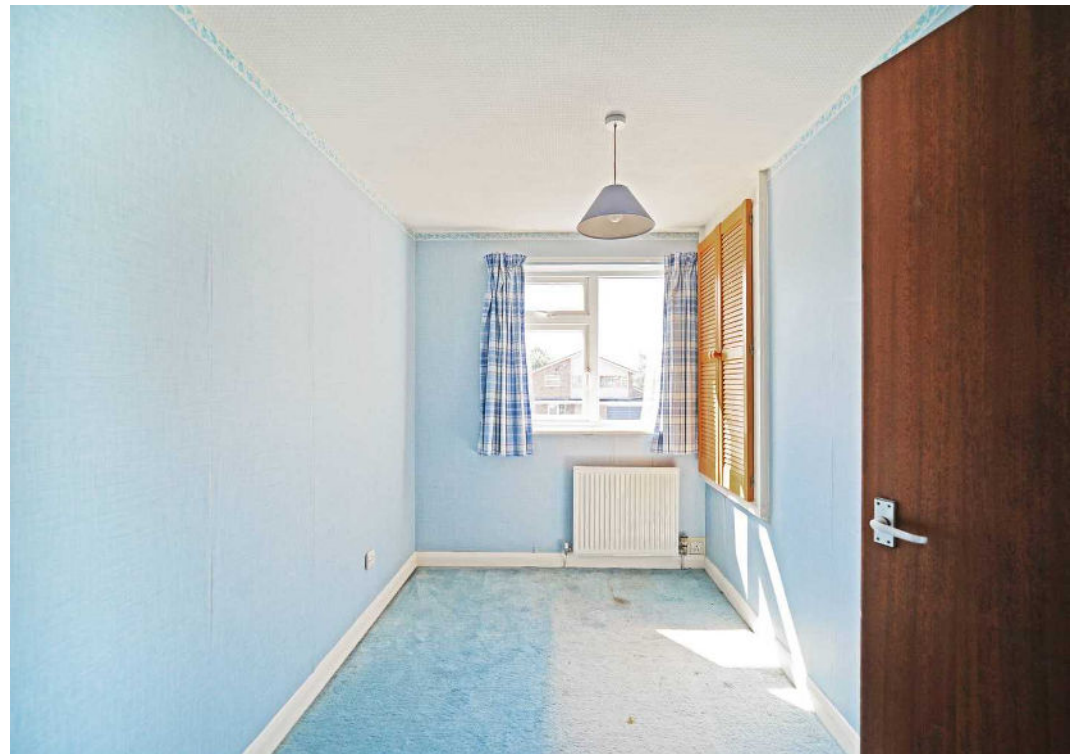
Belling free standing cooker, extractor, Siemens fridge, Bosch freezer, Bosch dishwasher, Siemens washing machine, Bosch tumble dryer, all carpets, all curtains, fitted wardrobes in five bedrooms, all light fittings and a garden shed.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - Sky. Loft space - partially boarded with ladder and lighting.

#### **MONEY LAUNDERING REGULATIONS**

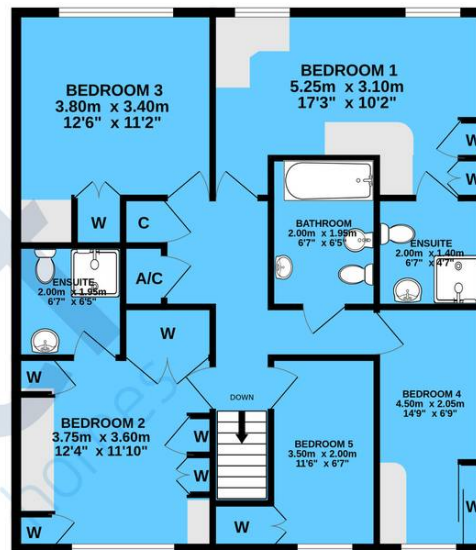
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 184.0 sq.m. (1981 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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