



Mill Lane, Bentley Heath

Guide Price £400,000





PROPERTY OVERVIEW

We are pleased to present this Victorian three-bedroom cottage, boasting a blend of period charm and modern conveniences. Situated within walking distance to the village of Dorridge. Upon entering the residence, you will be greeted with a warm and inviting ambience, highlighted by period features that showcase the property's heritage dating back to 1896. The accommodation spans four storeys, providing ample space for comfortable living. On the ground floor the property benefits from a good size lounge with period fireplace which leads to the heart of the home which lies in the extended kitchen/diner, offering a space for cooking, dining, and entertaining. Upstairs the property benefits from three good size double bedrooms and a well-appointed bathroom set over the first and second floor. The property also benefits from a cellar providing an additional versatile space. A particular highlight of this residence is the south-facing garden, providing an ideal space to enjoy the outdoors in a private and tranquil setting.





In summary, this three-bedroom Victorian terrace is a rare find, offering a perfect blend of historic charm and modern amenities. With its convenient location, unique features, and stylish design, this property presents a wonderful opportunity for those seeking a characterful yet contemporary home. We highly recommend scheduling a viewing to fully appreciate all that this exceptional 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: C

Tenure: Freehold

- Three Bedroom Cottage
- Extended Kitchen/Diner
- Walking Distance To Dorridge Village
- Modern Bathroom
- Period Features
- South Facing Garden
- Dating Back To 1896
- Four Storey Three Bedroom Victorian Terrace





PORCH

LOUNGE

12' 10" x 11' 2" (3.91m x 3.40m)

DINING ROOM

12' 10" x 10' 10" (3.91m x 3.30m)

KITCHEN

11' 6" x 10' 8" (3.51m x 3.25m)

FIRST FLOOR

BEDROOM ONE

13' 1" x 11' 0" (3.99m x 3.35m)

BEDROOM TWO

11' 2" x 8' 0" (3.40m x 2.44m)

BATHROOM

10' 10" x 4' 11" (3.30m x 1.50m)



SECOND FLOOR

BEDROOM THREE

17' 3" x 15' 5" (5.26m x 4.70m)

TOTAL SQUARE FOOTAGE

98.2 sq.m (1057 sq.ft) approx.

OUTSIDE THE PROPERTY

PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE

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

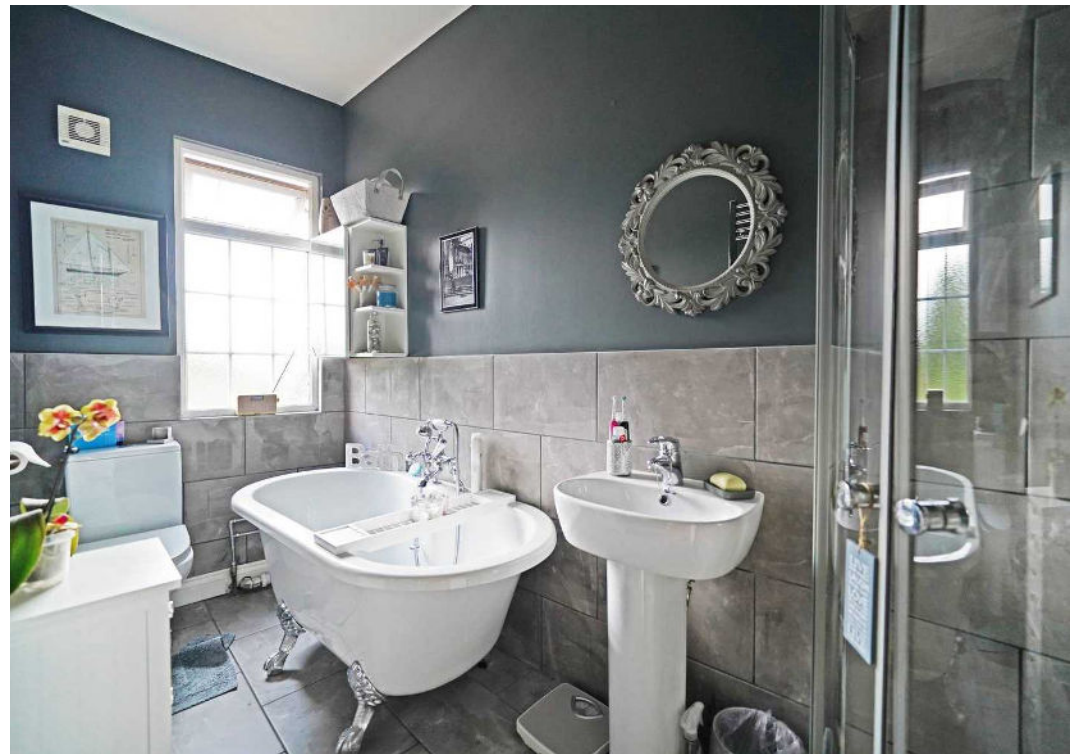
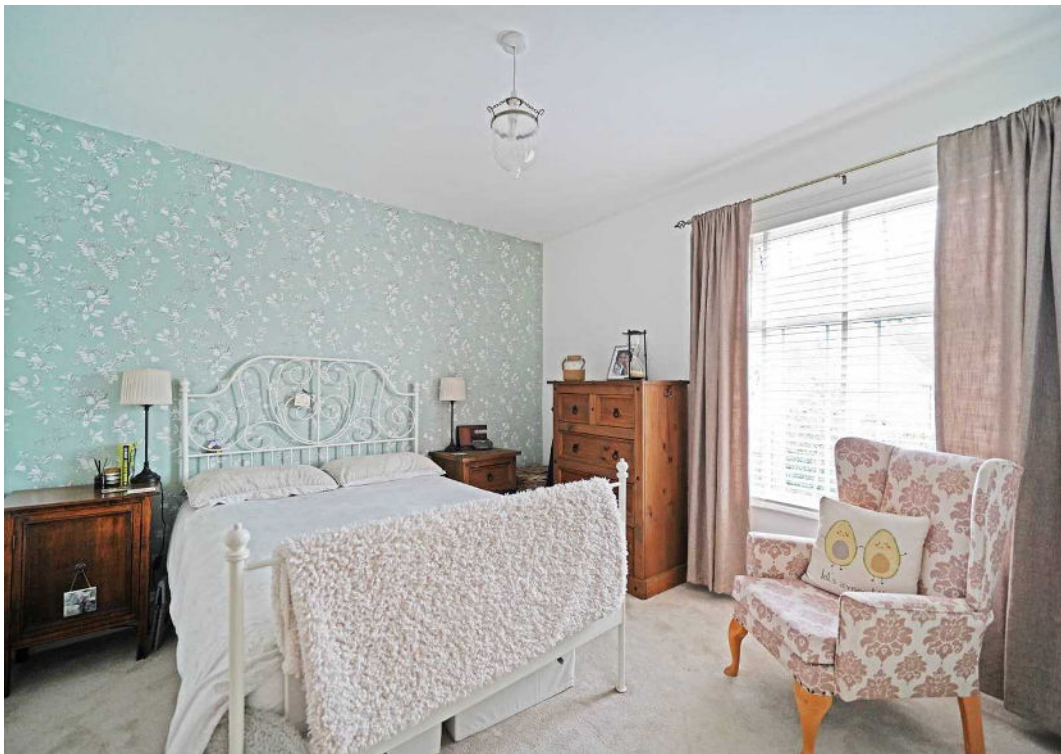
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

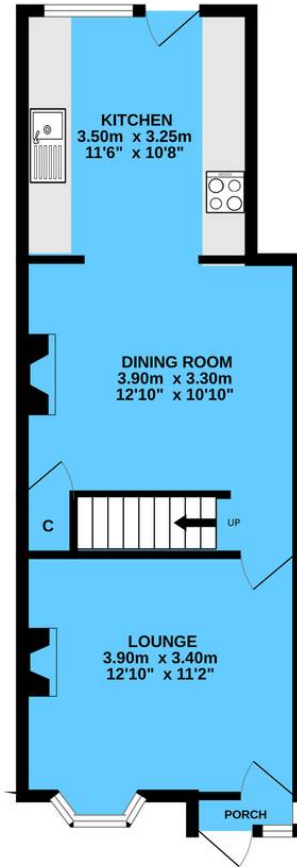
Broadband - UW - fibre optic.

MONEY LAUNDERING REGULATIONS

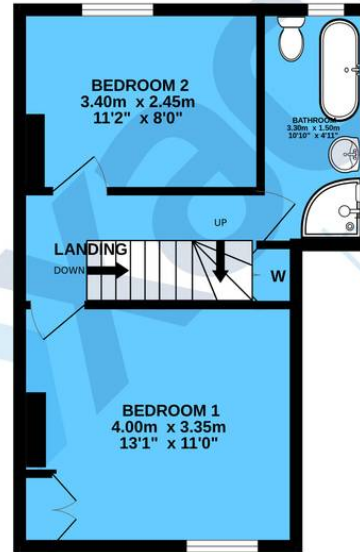
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



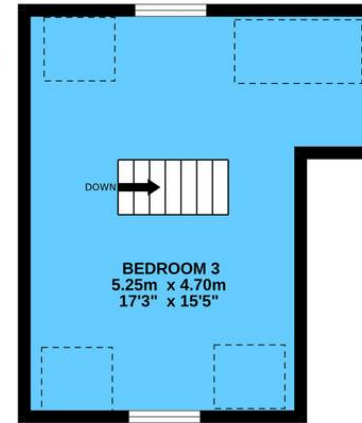
GROUND FLOOR
41.3 sq.m. (444 sq.ft.) approx.



1ST FLOOR
32.4 sq.m. (349 sq.ft.) approx.



2ND FLOOR
24.5 sq.m. (264 sq.ft.) approx.



TOTAL FLOOR AREA : 98.2 sq.m. (1057 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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Xact Homes

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk

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