



Mill Lane, Bentley Heath

Guide Price £650,000





PROPERTY OVERVIEW

This significantly extended four bedroom, three bathroom family home is ideally situated within walking distance of Dorridge Village and Dorridge Station, making it perfectly placed for commuters and families alike. The property is set behind a large block paved driveway, providing ample off-road parking and leading to a full-size double garage (ideal for secure parking or additional storage). Upon entering the house, you are welcomed by a spacious entrance hallway, which gives access to a fully fitted breakfast kitchen located at the front of the property. The kitchen is complemented by a large utility room, offering excellent space for laundry appliances and additional storage. To the rear, the extended lounge features a fireplace and provides direct access onto the garden, creating a wonderful space for relaxation and entertaining. Adjacent to the lounge, a well-proportioned dining room also enjoys garden access, making it ideal for family meals or hosting guests. Upstairs, the first floor offers four generously sized bedrooms, three bathrooms (including two en-suite), and ample storage throughout, ensuring both comfort and practicality for modern family living. The outside space of this property is equally impressive, with a well-established private garden to the rear that provides an attractive and secluded setting for outdoor enjoyment.



The garden is mainly laid to lawn, bordered by mature shrubs and trees, and offers plenty of space for children to play or for keen gardeners to indulge their passion. There is a generous patio area directly accessible from both the lounge and dining room, providing the perfect spot for al fresco dining or summer barbeques. The front of the property boasts a substantial block paved driveway, offering parking for multiple vehicles and easy access to the double garage, which could also be utilised as a workshop or gym (subject to requirements). The property is ideally located for local schools and benefits from close proximity to all the amenities that Dorridge Village has to offer, including shops, cafes, and parks. This superb family home combines spacious, flexible living accommodation with excellent outside space, making it an outstanding opportunity in a highly sought-after 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





- Significantly Extended Four Bedroom, Three Bathroom House, Located Within Walking Distance To Dorridge Village
- The Property Is Set Behind A Large Block Paved Which Is Supported By A Full Size Double Garage
- Fully Fitted Breakfast Kitchen To The Front Which Is Supported By A Large Utility Room
- To The Rear Of The Property Is A Extended Lounge With A Feature Fireplace & Access Onto The Garden. Also To The Rear Is A Well Proportioned Dining Room Also With Access Onto The Garden
- Located On The First Floor Are Four Well Proportioned Bedrooms, Which Are Serviced By Three Bathrooms, Two Of Which Are En-Suite
- Well Established Private Garden
- Set Walking Distance To Dorridge Station & All Of The Amenities Dorridge Village Has To Offer
- Ideally Situated For Local Schools

PORCH

ENTRANCE HALLWAY

WC

LOUNGE

24' 2" x 19' 11" (7.36m x 6.06m)

DINING ROOM

17' 8" x 12' 2" (5.39m x 3.71m)

BREAKFAST KITCHEN

8' 2" x 14' 4" (2.48m x 4.38m)

UTILITY

17' 9" x 4' 11" (5.40m x 1.51m)

INTEGRAL DOUBLE GARAGE

15' 10" x 17' 5" (4.83m x 5.32m)



FIRST FLOOR

BEDROOM ONE

14' 8" x 12' 4" (4.47m x 3.77m)

ENSUITE

7' 7" x 13' 6" (2.31m x 4.12m)

BEDROOM TWO

16' 7" x 13' 3" (5.06m x 4.04m)

ENSUITE

7' 0" x 3' 9" (2.14m x 1.15m)

BEDROOM THREE

10' 11" x 12' 7" (3.34m x 3.83m)

BEDROOM FOUR

8' 0" x 9' 11" (2.45m x 3.02m)

BATHROOM

8' 3" x 7' 3" (2.51m x 2.20m)

TOTAL SQUARE FOOTAGE

198.0 sq.m (2127 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WELL ESTABLISHED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, washing machine, tumble dryer, garden shed, electric garage door, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.



ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part 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.

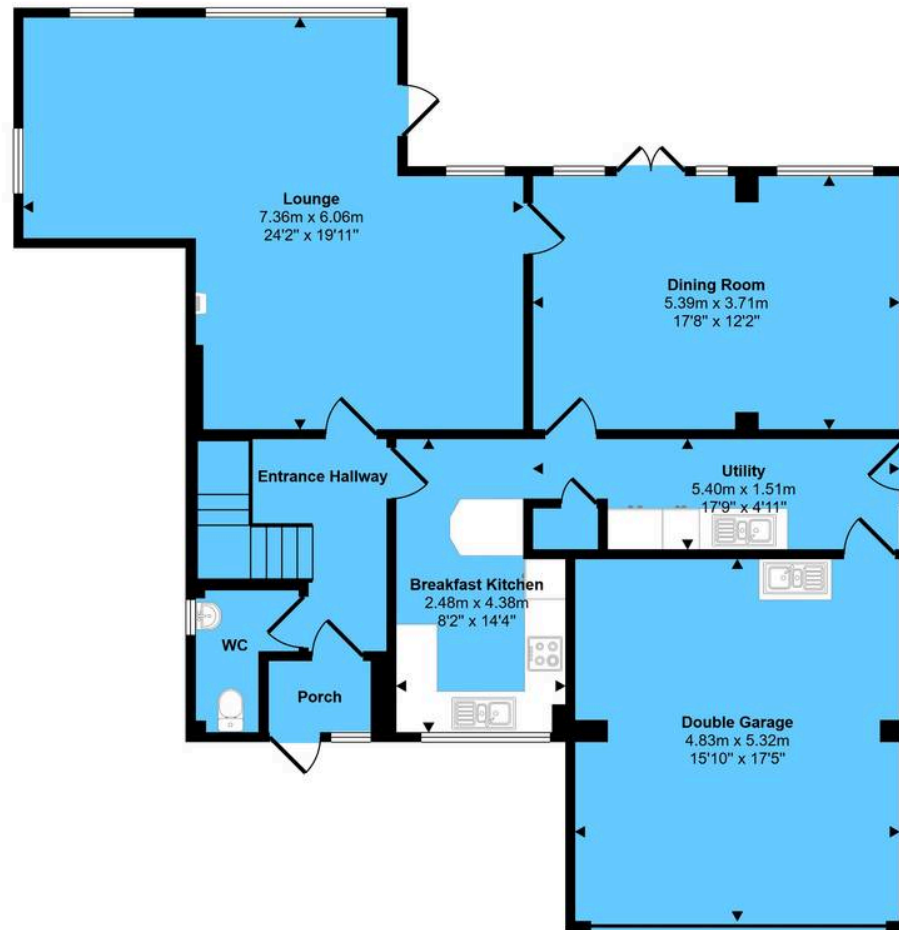
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

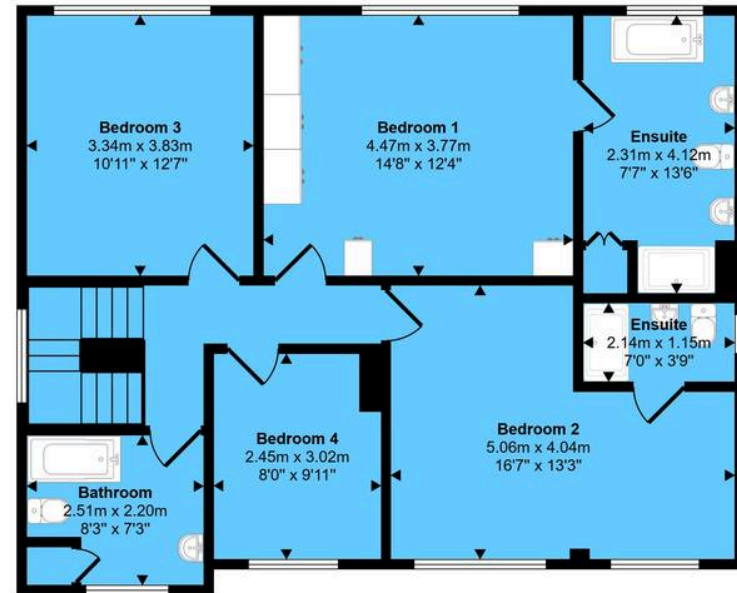
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
198 sq m / 2127 sq ft



Ground Floor
Approx 113 sq m / 1217 sq ft



First Floor
Approx 85 sq m / 911 sq ft

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.

Xact Homes

1632-1636 High Street, Knowle - B93 0JU

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

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