



Mill Lane, Bentley Heath

Guide Price £385,000



PROPERTY OVERVIEW

Located within easy walking distance to Dorridge station, village centre and all local schools is this two / three bedroom semi detached property which has been extended, however, may require some modernisation by any incumbent buyer. The property is set back behind a stoned driveway providing parking for multiple vehicles and to the ground floor includes a reception hallway, living room, breakfast kitchen and to the rear is a further reception room which could be used as a study or bedroom as it is supported with a downstairs shower room which need modernisation or could be removed to enhance and expand the kitchen area. To the first floor are two bedrooms and the family bathroom. The property benefits from a good sized rear garden which is mainly laid with lawn. To view this traditional semi detached property with outstanding potential please contact Xact Homes on 01564 777284.



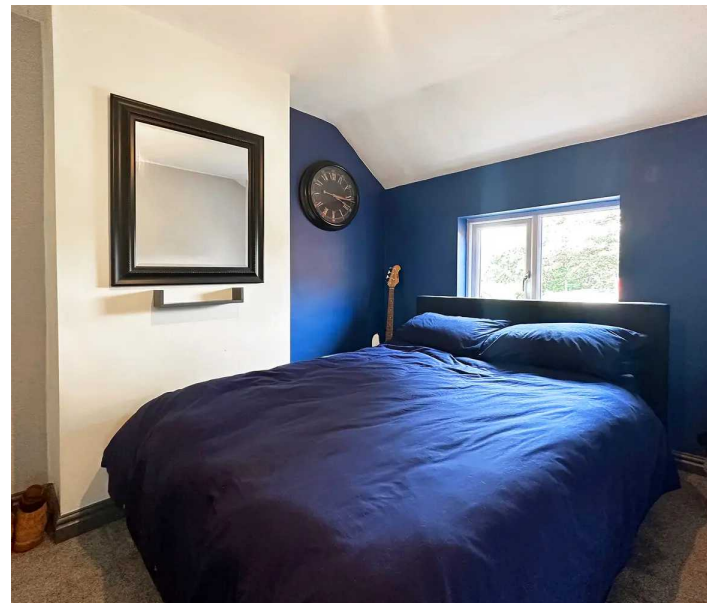
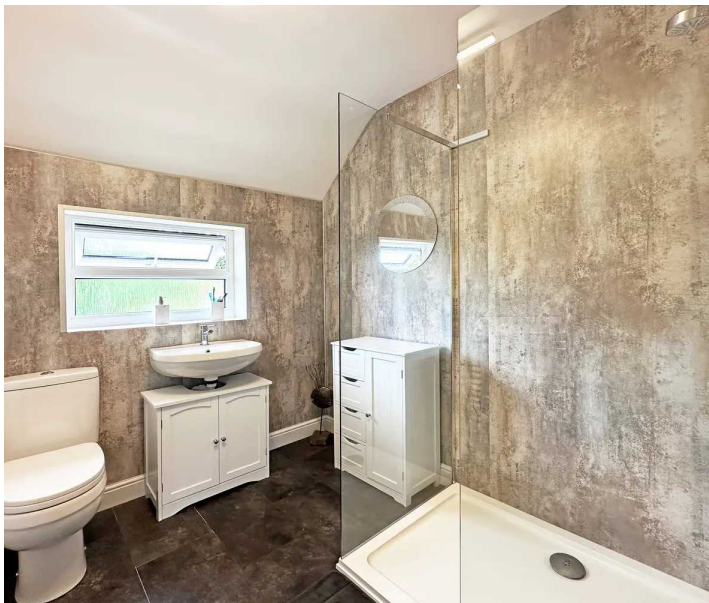


PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Dorridge.

Council Tax band: C

Tenure: Freehold





- Walking Distance To Dorrige
- Two / Three Bedroom Semi Detached
- Offering Versatility
- Extended To Rear
- Living Room & Study
- Open Plan Breakfast Kitchen
- Downstairs Bedroom & Shower Room
- In Need Of Some Modernisation

RECEPTION HALLWAY

LIVING ROOM

12' 2" x 12' 6" (3.70m x 3.80m)

BREAKFAST KITCHEN

8' 10" x 8' 0" (2.70m x 2.45m)

STUDY/BEDROOM THREE

10' 0" x 8' 0" (3.05m x 2.45m)

SHOWER ROOM

9' 4" x 6' 9" (2.85m x 2.05m)

FIRST FLOOR

BEDROOM ONE

15' 7" x 10' 6" (4.75m x 3.20m)

BEDROOM TWO

10' 8" x 8' 6" (3.25m x 2.60m)

BATHROOM

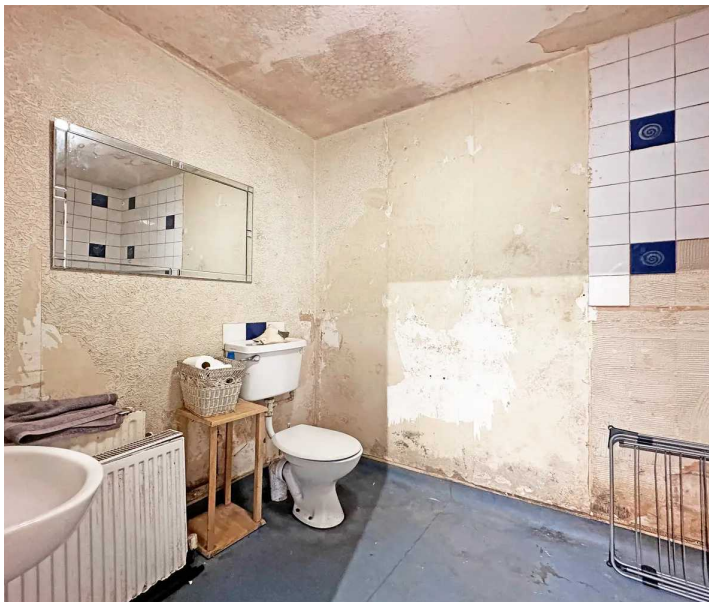
7' 9" x 6' 5" (2.35m x 1.95m)

TOTAL SQUARE FOOTAGE

84.8 sq.m (913 sq.ft) approx.

OUTSIDE THE PROPERTY

WESTERLY FACING GARDEN



**ITEMS INCLUDED IN THE SALE**

Free standing cooker, washing machine and all light fittings.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

Fridge freezer is negotiable

ADDITIONAL INFORMATION

Services: mains gas, electricity and mains sewers.

Broadband: Virgin Fibre-Optic.

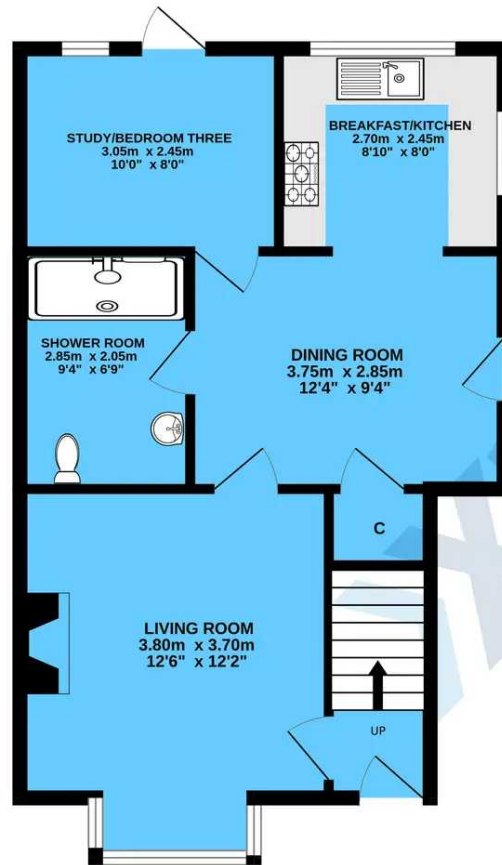
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents.

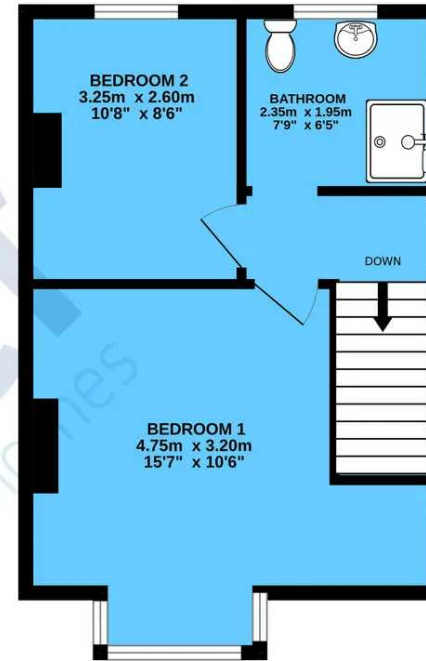
Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
49.7 sq.m. (535 sq.ft.) approx.



1ST FLOOR
35.1 sq.m. (378 sq.ft.) approx.



TOTAL FLOOR AREA : 84.8 sq.m. (913 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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