



Four Ashes Road, Bentley Heath

Guide Price £350,000



PROPERTY OVERVIEW

Introducing this immaculately presented two-bedroom mid-terrace property, conveniently located and offered to the market with no upward chain. As you enter through the entrance hallway, you will be delighted to find an inviting layout that interconnects all the rooms seamlessly, ensuring a comfortable and practical living experience.

The open plan living and dining room boasts ample space for relaxation and entertainment, with the added bonus of French doors that open up to the rear garden, allowing natural light to flood the room. The fitted kitchen is well-appointed, featuring integrated appliances that provide convenience in meal preparation. Completing the ground floor is a convenient downstairs toilet.



Ascending the stairs, you will discover two generously sized double bedrooms, offering ample space for rest and relaxation. A centrally located family bathroom services both bedrooms, boasting modern fittings and fixtures.



Outside, the rear garden offers a tranquil retreat, with a well-maintained lawn providing a perfect space for outdoor activities and al fresco dining. Additionally, this property benefits from parking availability for two vehicles at the front.

In summary, this property presents an exceptional opportunity for buyers seeking a beautifully presented and conveniently located home, offering comfortable living spaces, integrated appliances, and off-road parking. Early viewing is highly recommended to fully appreciate all that this 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: Leasehold

- Two Bedroom Mid-Terrace Property
- NO UPWARD CHAIN
- Open Plan Living / Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Rear Garden
- Two Parking Spaces
- Ideal For First Time Buyers





ENTRANCE HALLWAY
13' 10" x 7' 1" (4.22m x 2.16m)

LIVING/DINING ROOM
11' 11" x 15' 4" (3.63m x 4.67m)

KITCHEN
9' 9" x 7' 10" (2.96m x 2.38m)

WC
3' 7" x 7' 10" (1.10m x 2.40m)

FIRST FLOOR

BEDROOM ONE
15' 3" x 8' 11" (4.66m x 2.72m)

BEDROOM TWO
9' 11" x 15' 3" (3.01m x 4.65m)

BATHROOM
6' 7" x 7' 10" (2.00m x 2.39m)

TOTAL SQUARE FOOTAGE
Total floor area: 75.0 sq.m. = 807 sq.ft. approx.





OUTSIDE THE PROPERTY

PARKING

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, integrated hob, extractor, dishwasher, all carpets, all curtains, all blinds, all light fittings and garden shed.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

Water butt

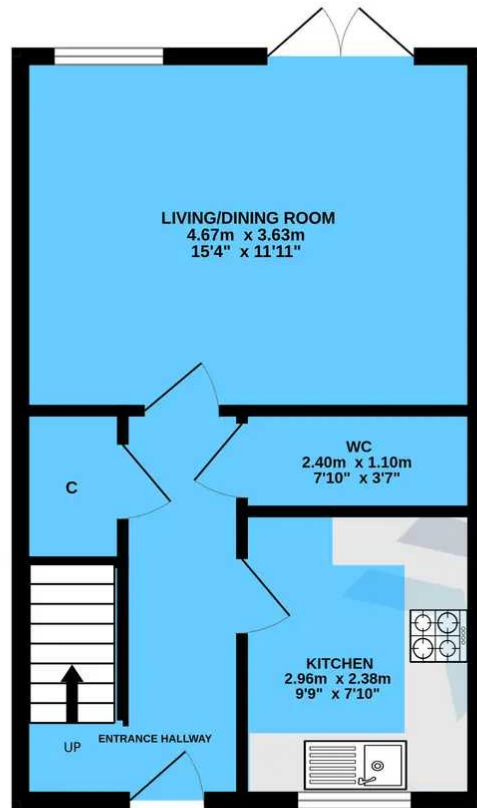
ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: BT Service Charge: £54.36 per month Years Left On Lease: 118

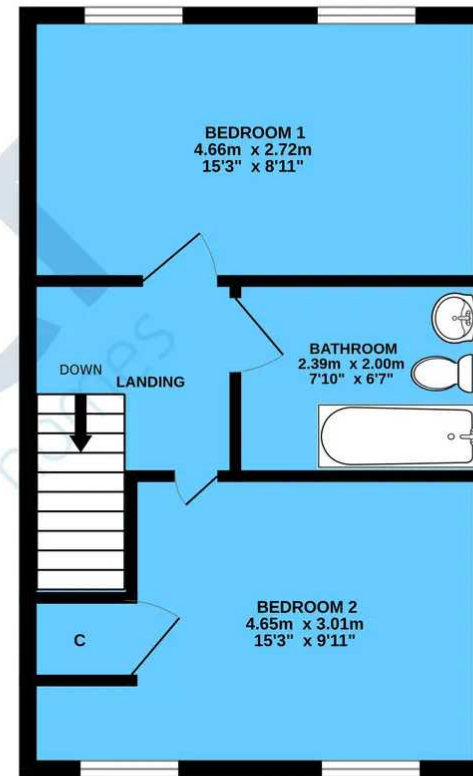
MONEY LAUNDERING REGULATIONS

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 : 75.0 sq.m. (807 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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