



## Mill Lane, Bentley Heath

Guide Price £225,000



## PROPERTY OVERVIEW

Situated in a highly sought-after location, this delightful two-bedroom ground floor maisonette presents a rare opportunity with the added benefit of no upward chain. Boasting a detached garage and a convenient location within walking distance to all local schools and the Dorridge Train Station, this property offers a perfect combination of comfort and practicality. Upon entering the maisonette, you are greeted by an entrance hallway with refurbished bathroom. The breakfast kitchen features modern fixtures and fittings, providing a stylish space overlooking the front garden which is also owned by the maisonette. The living room offers a generous amount of space, ideal for relaxing and entertaining guests. The property also comprises two bedrooms, each offering a peaceful retreat for rest and relaxation. A courtyard garden to the rear of the property provides a private outdoor space, perfect for enjoying a morning coffee or soaking up the sun on a lazy afternoon. In addition to the convenient location and charming living spaces, the property benefits from a service road leading to the garage providing either parking for a car or convenient storage space.



Overall, this two-bedroom maisonette with a detached garage is a rare find that offers a perfect blend of comfort, convenience, and practicality. With its ideal location, stylish interiors, and functional outdoor space, this property is sure to appeal to those seeking a harmonious balance of modern living in a desirable setting.

#### 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: B

Tenure: Leasehold

- No Upward Chain
- Two Bedroom Maisonette With Detached Garage
- Located Within Walking Distance To All Local Schools And Dorridge Train Station
- Breakfast Kitchen
- Living Room And Two Bedrooms
- Courtyard Garden To Rear
- Service Road Leading To Garage

#### PORCH

#### ENTRANCE HALLWAY

#### LIVING ROOM

15' 11" x 9' 10" (4.85m x 3.00m)



**BREAKFAST KITCHEN**

9' 10" x 9' 6" (3.00m x 2.90m)

**BEDROOM ONE**

14' 5" x 9' 10" (4.39m x 3.00m)

**BEDROOM TWO**

11' 0" x 6' 7" (3.35m x 2.01m)

**BATHROOM**

6' 9" x 5' 11" (2.06m x 1.80m)

**TOTAL SQUARE FOOTAGE**

54 sq.m (581 sq.ft) approx.

**OUTSIDE THE PROPERTY****DETACHED GARAGE****COURTYARD GARDEN****ITEMS INCLUDED IN THE SALE**

Extractor, all carpets and some light fittings.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers. Service charge - Nil. Ground rent - Nil.

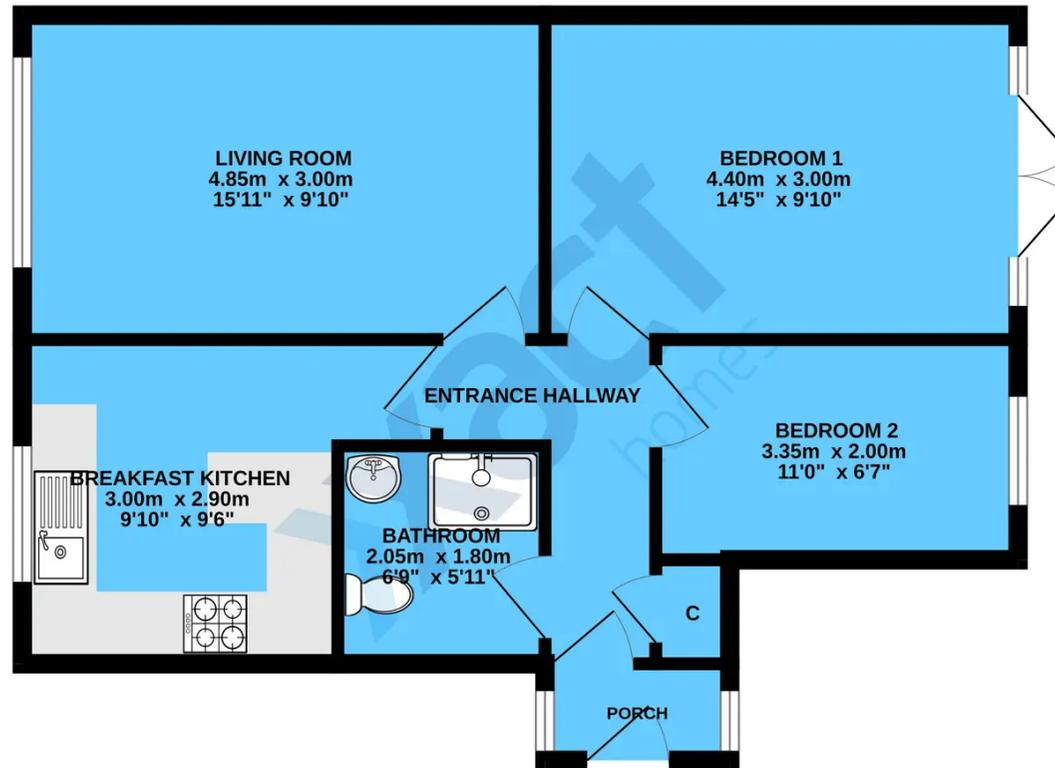
**MONEY LAUNDERING REGULATIONS**

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.

**DISCLAIMER**

The vendor of the property is an employee of Xact Homes.

## GROUND FLOOR



TOTAL FLOOR AREA : 54.0 sq.m. (581 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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