



Four Ashes Road, Bentley Heath

Guide Price £490,000

**xact**  
HOMES



## PROPERTY OVERVIEW

Situated in the heart of Bentley Heath Village, this modern four-bedroom, two-bathroom house offers the ideal blend of contemporary living and convenience. As you approach the property, you are greeted by a well-manicured front garden and a tandem driveway leading to a single garage, providing ample space for off-street parking.

Upon entering the property, you are welcomed into an inviting hallway that leads to all the downstairs living accommodation. To the front, you will find a modern, fully fitted kitchen equipped with all the necessary appliances. The spacious lounge located at the rear of the property boasts French doors that open onto the rear garden, allowing for plenty of natural light to flood the room.

Making your way to the first floor, you will find three well-proportioned bedrooms, each offering ample space and comfort. These bedrooms are all serviced by a contemporary family bathroom, featuring modern fixtures and fittings.

Ascending to the second floor, you will discover the impressive principal suite, complete with an en-suite shower room, providing a private sanctuary away from the rest of the house.





The rear of the property showcases a beautifully landscaped garden with a full-width patio area, perfect for outdoor entertaining and al-fresco dining.

Conveniently located within walking distance to Bentley Heath Village, residents have easy access to a range of amenities, including shops, restaurants, and local services. Additionally, the property falls within the prestigious Arden Academy catchment area, making it an attractive option for families looking to secure a quality education for their children.

Overall, this modern house in Bentley Heath Village offers a wonderful opportunity for those seeking a comfortable and convenient lifestyle in a sought-after location. Viewing is highly recommended to fully appreciate the charm and potential of this impressive property.

#### 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: E

Tenure: Freehold

- Modern Four Bedroom Two Bathroom House Ideally Located In Bentley Heath Village
- Set Behind A Well Established Front Garden & Tandem Driveway Which Is Supported By A Single Garage
- All Downstairs Living Accommodation Is Accessed Via The Entrance Hallway & Is Comprised Of A Modern Fully Fitted Kitchen To The Front Of The Property & A Large Lounge With French Doors To The Rear
- To The First Floor Are Three Well Proportioned Bedrooms Which Are Serviced By A Modern Family Bathroom
- Located On The Second Floor Is The Principal Suite Which Benefits From An En-Suite Shower Room
- To The Rear Of The Property Is A Fully Landscaped Garden With A Full Width Patio
- Located Walking Distance To Bentley Heath Village & All The Amenities It Has To Offer
- Situated In The Prestigious Arden Academy Catchment Area





## ENTRANCE HALLWAY

### LOUNGE

15' 4" x 11' 8" (4.68m x 3.55m)

### KITCHEN

14' 1" x 8' 2" (4.29m x 2.49m)

### GUEST WC

### FIRST FLOOR

#### BEDROOM TWO

15' 4" x 8' 4" (4.68m x 2.55m)

#### BEDROOM THREE

9' 7" x 8' 6" (2.93m x 2.60m)

#### BEDROOM FOUR

6' 6" x 5' 11" (1.98m x 1.81m)

#### FAMILY BATHROOM

7' 5" x 7' 5" (2.26m x 2.26m)

### SECOND FLOOR

#### PRINCIPAL BEDROOM

26' 3" x 11' 8" (8.00m x 3.55m)

#### ENSUITE

9' 1" x 5' 7" (2.78m x 1.71m)

### OUTSIDE THE PROPERTY

#### GARAGE

18' 3" x 9' 2" (5.56m x 2.80m)

#### TOTAL SQUARE FOOTAGE

Total floor area: 111.0 sq.m. = 1195 sq.ft. approx.



#### TANDEM DRIVEWAY

#### LANDSCAPED REAR GARDEN

#### ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, fridge/freezer, dishwasher, all carpets, blinds and light fittings, fitted wardrobes in bedroom one and two.

#### ADDITIONAL INFORMATION

Services - Mains gas, electricity and water. Loft - Partially 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.





TOTAL FLOOR AREA : 111.0 sq.m. (1195 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.

Made with Metropix ©2025

**Xact Homes**

1632-1636 High Street, Knowle - B93 0JU

01564 777284 • [knowle@xacthomes.co.uk](mailto:knowle@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

**xact**  
HOMES