



163 MILL LANE, BENTLEY HEATH, B93 8NY
ASKING PRICE OF £399,995



- »X Three Bedroom Link Detached
- »X Large South Facing Rear Garden
- »X Walking Distance To Village & Station

- »X Catchment Area For Arden Academy
- »X Breakfast Kitchen
- »X Open Plan Living/Dining Room

- »X Two Double Bedrooms
- »X Large Double Tandem Garage
- »X Off Road Parking

PROPERTY OVERVIEW

This well presented three-bedroom link detached property offers outstanding value for money and is located within easy walking distance to Dorridge village, station and the excellent local schools including Arden Academy. The property offers significant scope for extension and improvement (subject to the necessary planning permissions) and is set back behind a block paved driveway which provides access into a double tandem garage with utility area. Benefiting from double glazed windows throughout the property briefly affords: - entrance porch, entrance hallway, guest cloakroom, fitted breakfast kitchen, open plan living / dining room, three bedrooms (two with fitted wardrobes), family bathroom and large double tandem garage with electric up and over door. A particular feature of the property is the large south facing rear garden. Additionally, the property has a solar powered water heating system.

PROPERTY LOCATION

The property is located and well placed for all local amenities of Dorridge, Knowle and Bentley Heath, Dorridge Station and all local schools. Dorridge village is within walking distance with the recently built Sainsbury's and the railway station providing commuter services between London Marylebone and Birmingham Snow Hill. Knowle and Dorridge 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

SERVICES

Mains gas, electricity and water on a meter

BROADBAND

Virgin - Fibre Optic

LOFT SPACE

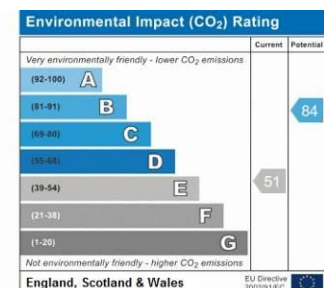
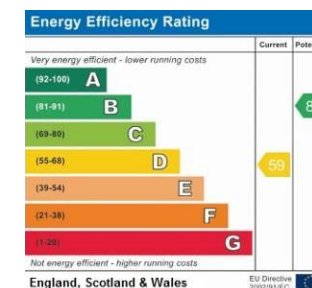
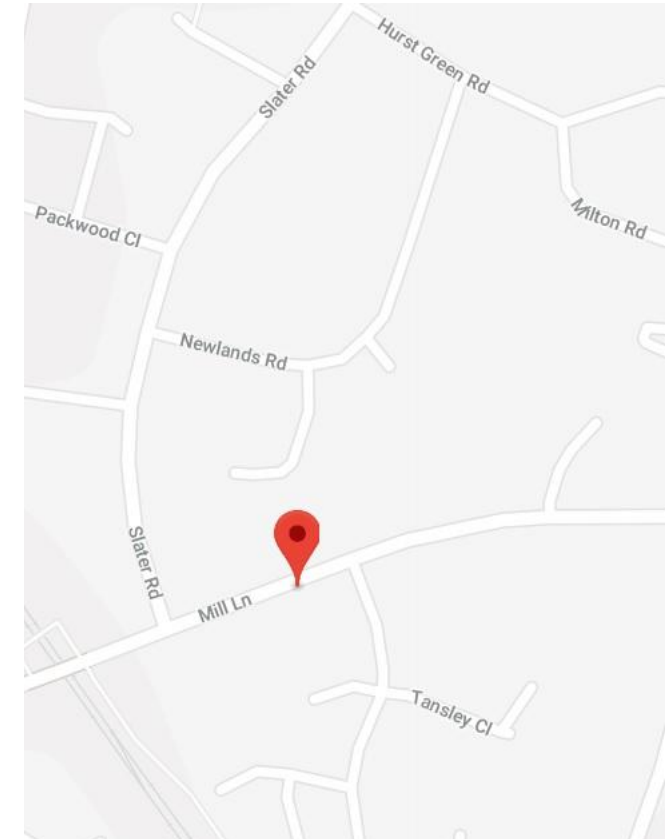
With lighting

GARDEN

South facing

ITEMS INCLUDED IN THE SALE

Blinds, integrated oven, integrated hob, extractor, fixed mirrors and garden shed.



FIRST FLOOR LANDING

BEDROOM ONE

15' 4" into wardrobes x 9' 8" (3.96m x 2.94m)

BEDROOM TWO

10' 8" (max) x 10' 7" (3.24m x 3.22m)

BEDROOM THREE

8' 2" x 7' 7" (2.49m x 2.3m)

BATHROOM

6' 5" x 5' 5" (1.96m x 1.66m)

GARAGE

30' x 8' 3" (9.15m x 2.51m)

SOUTH FACING REAR GARDEN

PORCH

HALLWAY

BREAKFAST KITCHEN

10' 4" x 9' 11" (3.17m x 3.03m)

LIVING/DINING ROOM

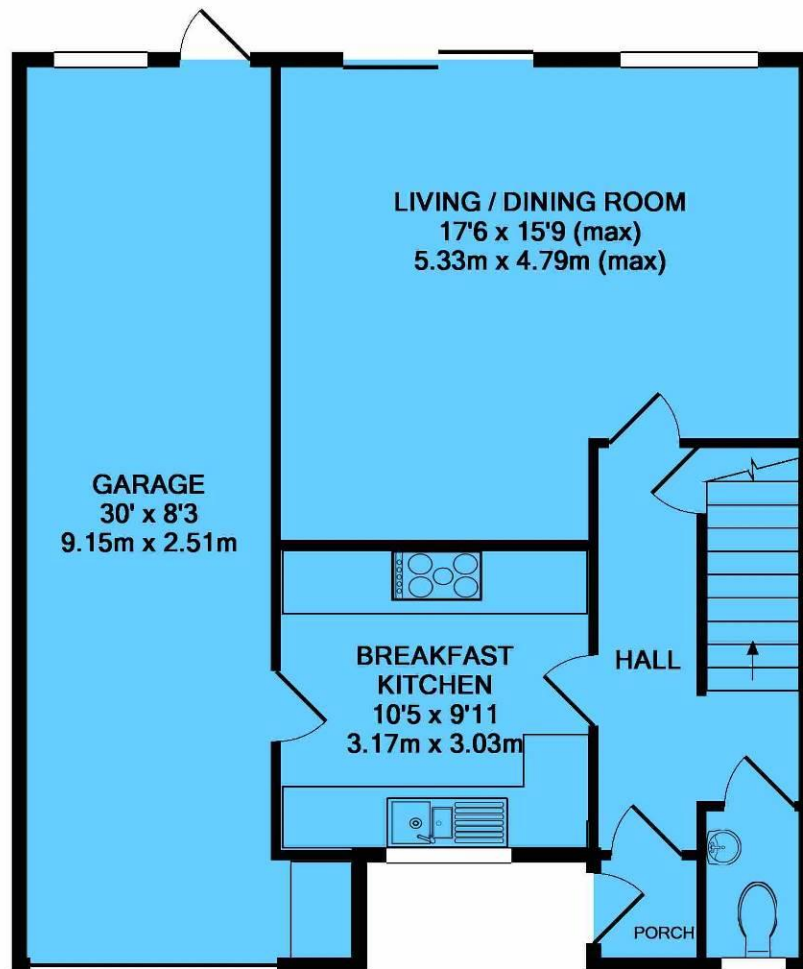
17' 6" x 15' 9" (5.33m x 4.79m)

GUEST CLOAKROOM

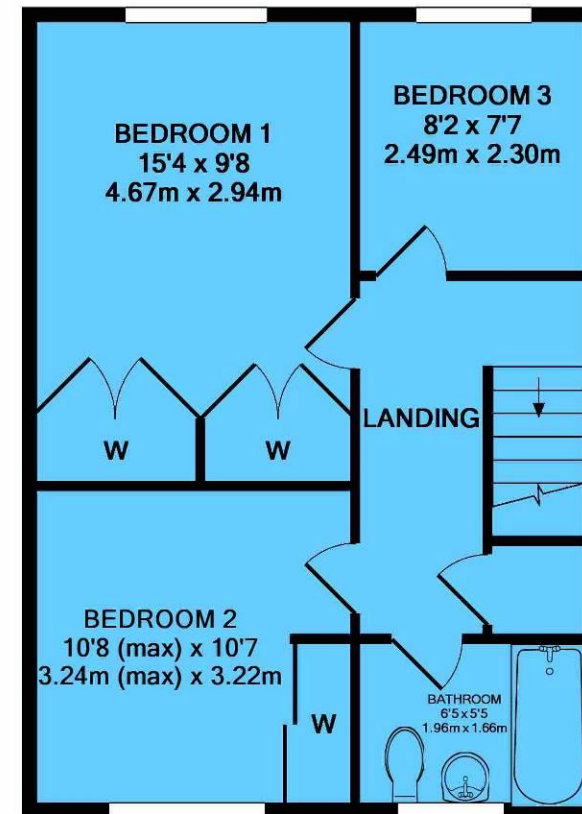
5' 1" x 2' 9" (1.56m x 0.86m)







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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