



73 MILL LANE, BENTLEY HEATH, B93 8NN
ASKING PRICE OF £224,950



- »X Ground Floor Maisonette
- »X No Upward Chain
- »X Two Bedrooms

- »X Immaculately Presented Throughout
- »X Walking Distance To Dorridge Station
- »X Modern Breakfast Kitchen

- »X Open Plan Living/Dining Room
- »X Family Bathroom
- »X Separate Garage

PROPERTY OVERVIEW

This immaculately presented two-bedroom ground floor maisonette resides within walking distance to Dorridge village, station and park and benefits from a separate garage and an extended lease. The present owners have immaculately maintained the property which briefly affords: - entrance porch, entrance hallway, open plan living room/dining room, modern breakfast kitchen, bathroom, two bedrooms, rear patio are with a south facing aspect and a single garage located to the rear of the property within a separate block.

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 of 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 B

TENURE

Leasehold - 137 years remaining

SERVICES

Mains gas, electricity and water on a meter

BROADBAND

BT Infinity - Fibre Optic

GARDEN

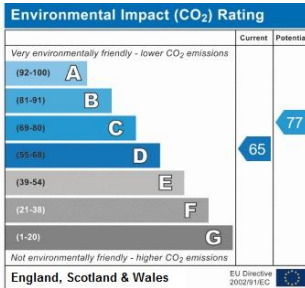
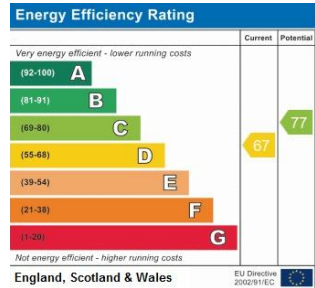
South Easterly facing

GROUND RENT & SERVICE CHARGE

On a peppercorn

ITEMS INCLUDED IN THE SALE

Carpets, light fittings, integrated oven, integrated hob and extractor.



PORCH

ENTRANCE HALLWAY

LIVING/DINING ROOM

15' 11" x 9' 11" (4.84m x 3.03m)

BREAKFAST KITCHEN

9' 11" x 9' 11" (3.01m x 3.01m)

BEDROOM ONE

14' 2" x 10' (4.33m x 3.04m)

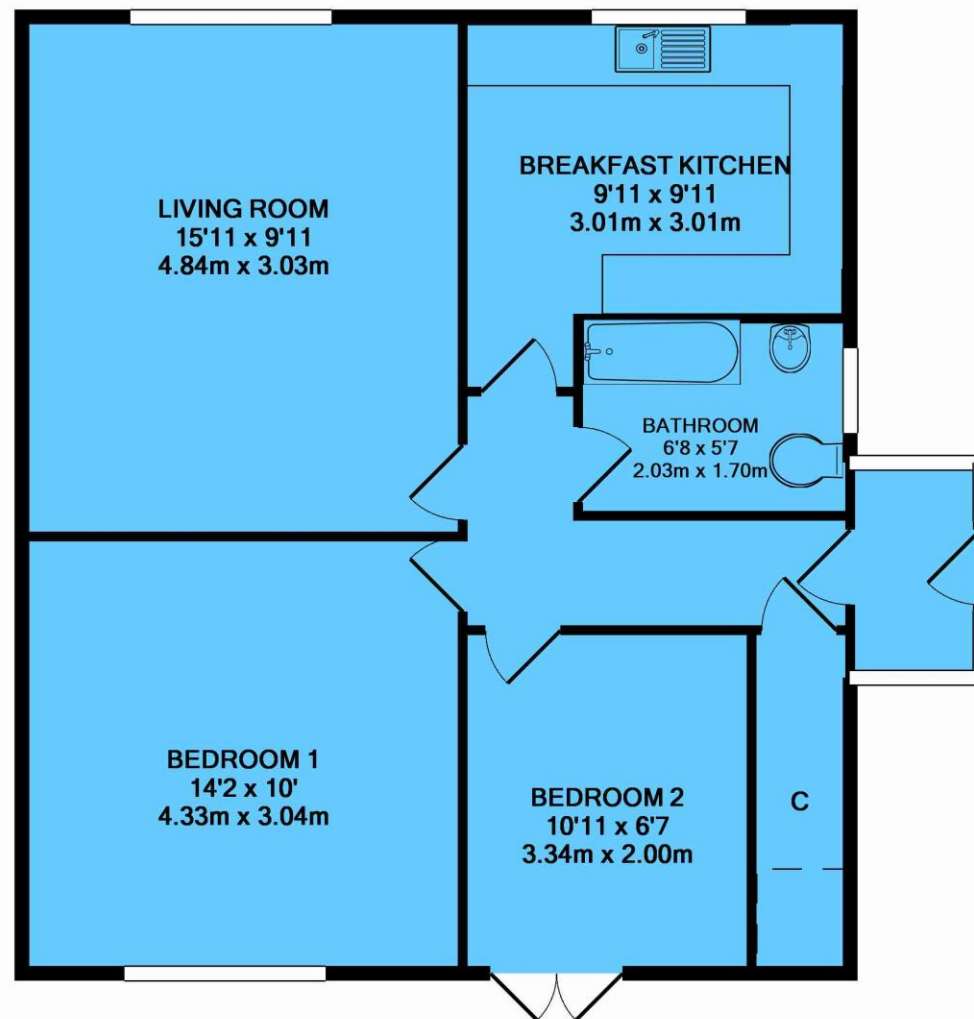
BEDROOM TWO

10' 11" x 6' 7" (3.34m x 2m)

BATHROOM

6' 8" x 5' 7" (2.03m x 1.7m)





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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