



37 FOUR ASHES ROAD, BENTLEY HEATH, B93 8LY
ASKING PRICE OF £750,000



- »X NO UPWARD CHAIN
- »X Stunning New Build Property
- »X Arden Academy Catchment Area
- »X Ten Year New Build Guarantee
- »X Stunning Open Plan Kitchen
- »X Study & Separate Living Room

- »X Underfloor Heating To Ground Floor
- »X Four Excellent Bedrooms
- »X Three Luxury Bathrooms

PROPERTY OVERVIEW

This stunning new build property is located within the catchment area for all local schools and benefits from a ten year new build guarantee. With underfloor heating throughout the ground floor, the property is finished to a high specification with Porcelanosa bathrooms and a modern high gloss kitchen with Silestone worksurface and feature central island. Set back behind a block paved driveway which leads to a single garage, the property briefly affords:- entrance hallway, guest cloakroom, open plan kitchen / diner and family room, utility, living room, family room / study, four bedrooms (two of which have luxury Porcelanosa ensuite) and family bathroom. Outside the property benefits from a landscaped rear garden which is mainly laid with lawn and also affords a full width paved patio area.

PROPERTY LOCATION

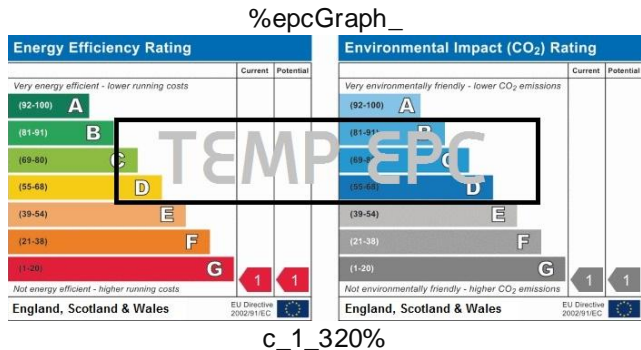
The property is located and well placed for all local amenities of Dorridge, Knowle and Bentley Heath, Dorridge Station and all local schools. Dorridge village is within walking distance of Sainsbury's and the railway station providing commuter services between London Marylebone and Birmingham Snow Hill. 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 G
TENURE	Freehold
SERVICES	Mains gas, electricity and water on a meter
BROADBAND	TBC
GARDEN	South East facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, Siemens microwave and combi oven, fridge, freezer, warming drawer, dishwasher, washing machine, tumble dryer, and carpets



HALLWAY
11' 2" x 8' 2" (3.42m x 2.51m)

LIVING ROOM
15' 11" x 12' 5" (4.84m x 3.78m)

PLAY ROOM / STUDY
11' 8" into bay x 10' 11" (3.55m into bay x 3.33m)

BREAKFAST KITCHEN
20' 2" x 18' 7" (6.15m x 5.67m)

UTILITY ROOM
9' 7" x 5' 2" (2.93m x 1.57m)

**GUEST CLOAKROOM
ON THE FIRST FLOOR**

MASTER BEDROOM
17' 8" max x 12' 5" (5.38m max x 3.79m)

ENSUITE
9' 7" x 8' 5" (2.94m x 2.59m)

BEDROOM TWO
10' 2" x 9' 9" (3.10m x 2.97m)

ENSUITE
7' 5" x 3' 8" (2.27m x 1.14m)

BEDROOM THREE
11' 3" x 9' 3" (3.44m x 2.83m)

BEDROOM FOUR
11' 2" x 8' 11" max (3.40m x 2.71m)

BATHROOM
8' 6" x 8' 2" (2.58m x 2.49m)

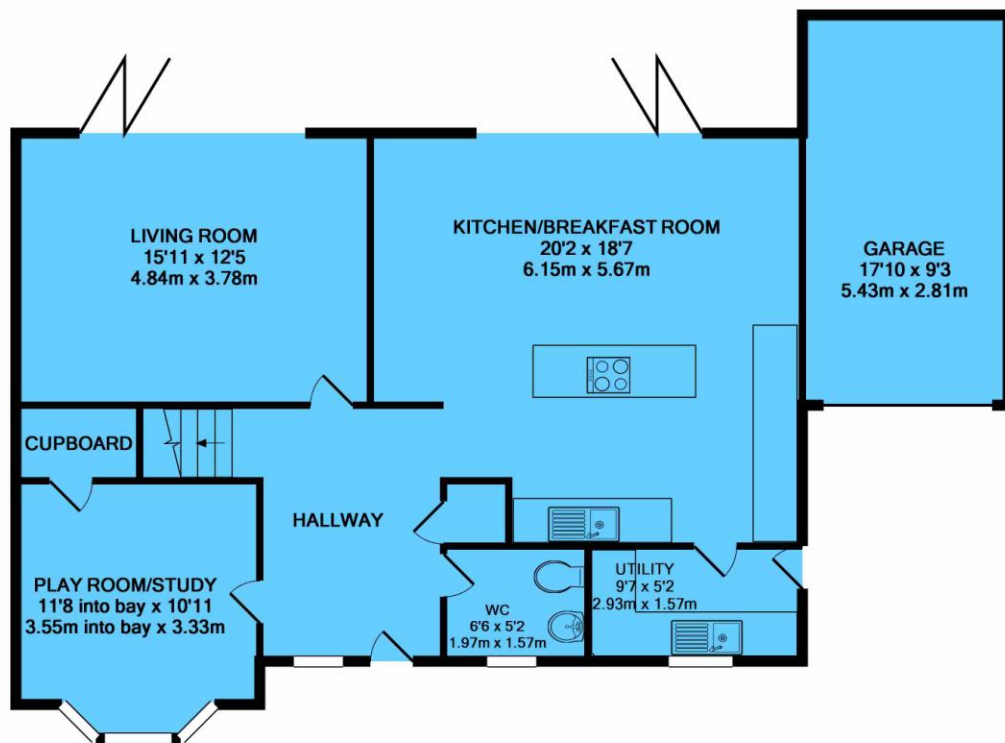
OUTSIDE

GARAGE
17' 9" x 9' 2" (5.43m x 2.81m)

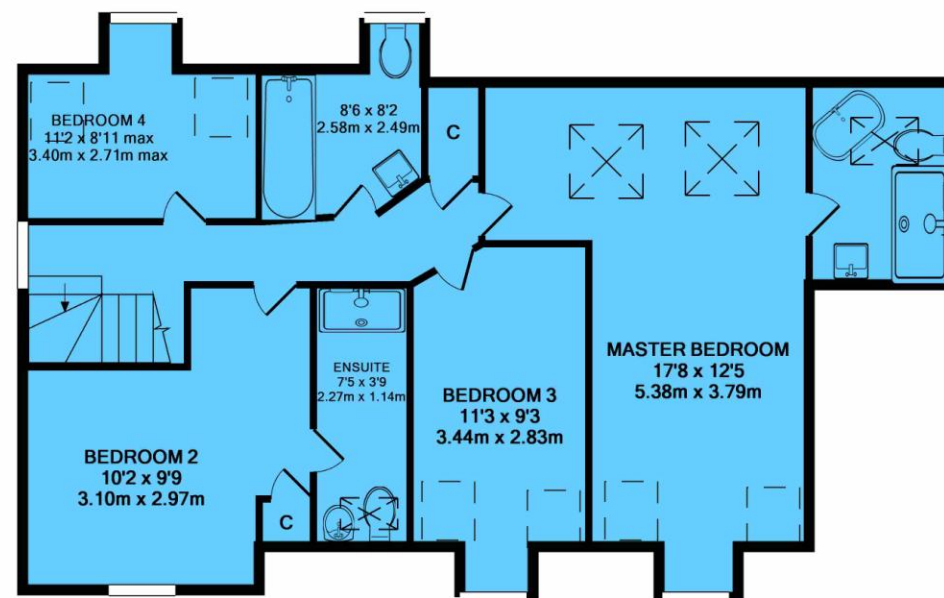
REAR GARDEN







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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