



- ATTRACTIVE FAMILY HOME
- SPACIOUS ACCOMMODATION
- LIVING ROOM
- BREAKFAST KITCHEN

108 Mill Lane, Bentley Heath, B93 8NZ

A charming and traditional home which has been beautifully finished throughout and just a stones throw from Knowle and Dorridge.



PROPERTY DESCRIPTION

Set back from the road, allowing plentiful parking, this attractive property is deceptively spacious.

The hallway is bright and airy with grey and white Victorian style tiles which perfectly complement the more traditional aspects of this home.

The Sitting Room enjoys a beautiful bay window with stylish shutters, and there is a fireplace for those colder nights. The Kitchen has a neutral colour scheme, plenty of cupboard space and space for a Dining table. On a practical note, there is a downstairs Cloakroom and a large under stair cupboard.

Upstairs, there are three Bedrooms and a Family Bathroom.



OUTSIDE

The gardens at this house are a great size both front and back.



GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Solihull Metropolitan Borough Council.

OTHER SERVICES

DM & Co Homes are pleased to offer the following services:-

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 01564 777 314.

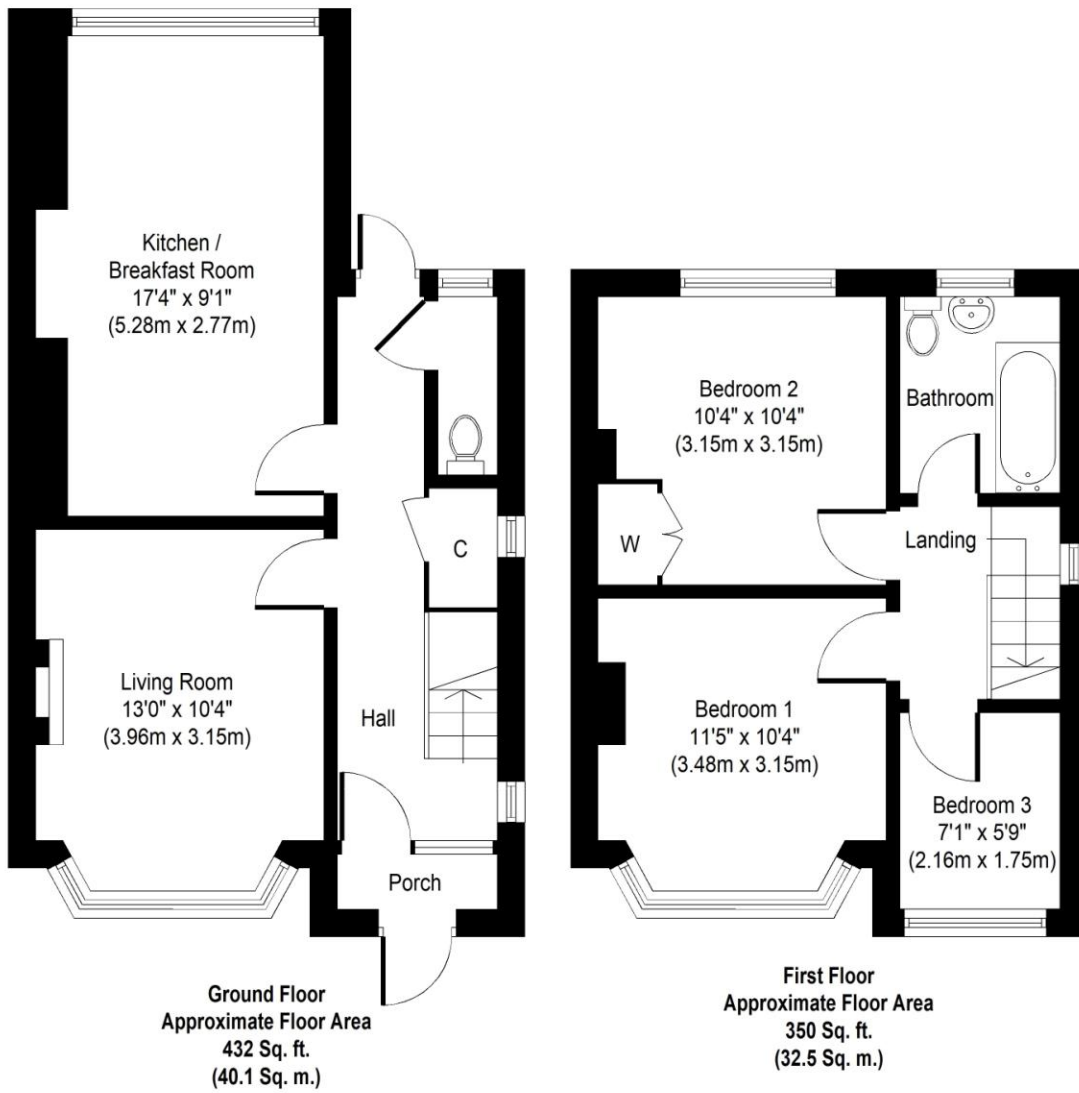
VIEWINGS

At short notice with DM & Co. Homes on 01564 777 314 or by email dorridge@dmandcohomes.co.uk.

WANT TO SELL YOUR PROPERTY

Call DM & Co. Homes on 01564 777 314 to arrange your FREE no obligation market appraisal and find out why we are Solihull's fastest growing Estate Agency.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Ground Floor
 Approximate Floor Area
 432 Sq. ft.
 (40.1 Sq. m.)

First Floor
 Approximate Floor Area
 350 Sq. ft.
 (32.5 Sq. m.)

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 or tenant. 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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Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D		60	62	(55-68) D	55	55	
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	