



- VIEWING IS HIGHLY RECOMMENDED
- SPACIOUS FAMILY ACCOMMODATION
- FINISHED TO AN EXCEPTIONAL HIGH STANDARD

94 Mill Lane, Bentley Heath, B93 8NW

A beautifully extended and modernised family home with a delightful garden and perfectly located for great schooling and the amenities Dorridge has to offer.



PROPERTY DESCRIPTION

The current owners have taken advantage of every inch of space in this property to provide plentiful and practical living space for all the family.

The home is finished to an exceptionally high standard throughout and has been extended to create a fabulous open plan Kitchen/Sitting/Dining area. There is also a separate Sitting Room and a Study. On a practical note, there is a Utility Room and a downstairs Cloakroom.

Upstairs, there are four Bedrooms and a family Bathroom.

OUTSIDE

The garden at this property is a fantastic size with a terrace for the adults to relax and a large lawn for children to play. The front driveway offers ample parking for four to five cars. To the side/back of the Garden there are double gates which give ample storage space for a Caravan, Boat or a Motor home.





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

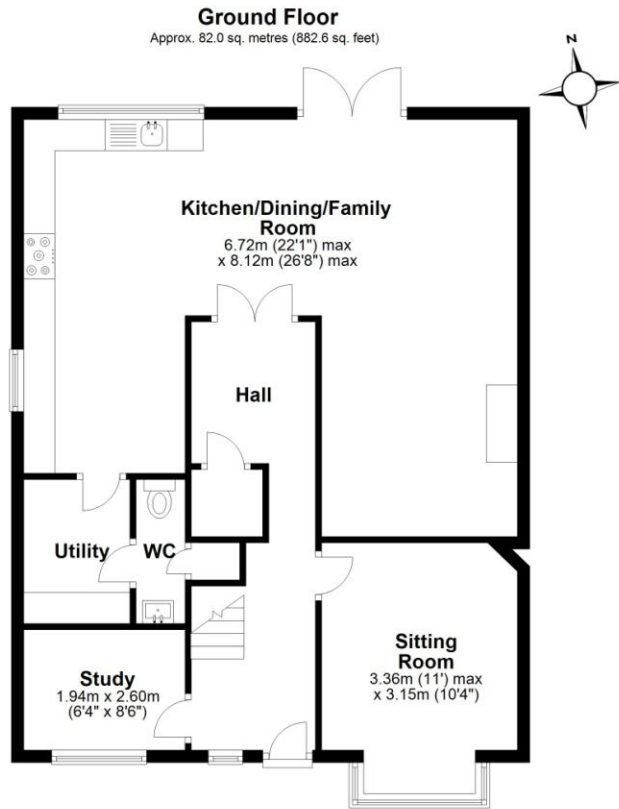
At short notice with DM & Co. Homes on 01564 777 314 or by email dorridge@dmandcohomes.co.uk.

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.



Total area: approx. 129.8 sq. metres (1396.9 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

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				(55-68) D			
(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	
			74			77	85