

Need a Mortgage in principle  
to make offers? Call us now  
for quick assistance!  
**0121 775 0101**



Do you need to sell?  
Start your journey now!  
Call us we can help.  
**01564 777 314**



**SCAN FOR MORE INFO**  
**SIZE** - 1726 Sq Ft  
**TENURE** - Leasehold 189 years from 1961. 125 years remaining  
**COUNCIL TAX** - Solihull MBC - E  
**BROADBAND** - Upload Max 1000Mbps  
Download Max 1000Mbps  
**MOBILE** - EE O2  
**EPC** - C - 71  
**PARKING** - Single Garage  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

**MILL LANE**  
**Bentley Heath, B93**

This gorgeous family home is well maintained throughout and consists of a newly extended breakfast/kitchen, two reception rooms, a downstairs shower room and a single integrated garage. Upstairs you are presented with four bedrooms with the principal bedroom and second largest bedroom boasting ensuite shower rooms and fitted wardrobes. Completing upstairs is th modern family bathroom. Conveniently located close to local amenities such as schools, shops and travel links this property is perfect for growing families.

**FEATURES**

- Offered with No Upward Chain
- First Time Buyer, Investor or Downsizer Opportunity
- First Floor Maisonette
- Lounge/Dining Room
- Modern Fitted Kitchen
- Principal Double Bedroom
- Second Single Bedroom
- Bathroom
- Garden Area & Single Garage
- Popular Area

Are you an investor  
interested in expanding your  
portfolio?

**Call 01564 777 314 to provide your investment criteria for alerts.**



SCAN TO **VIEW OUR**  
**WEEKLY FILMS &**  
**SUBSCRIBE**



**Sneak Peeks**

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.



**The Landlord Club**

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.



**HTSPMD**

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.



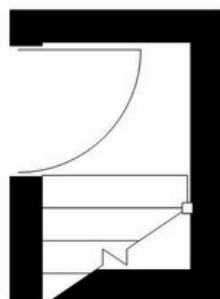
**The Mortgage Update**

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



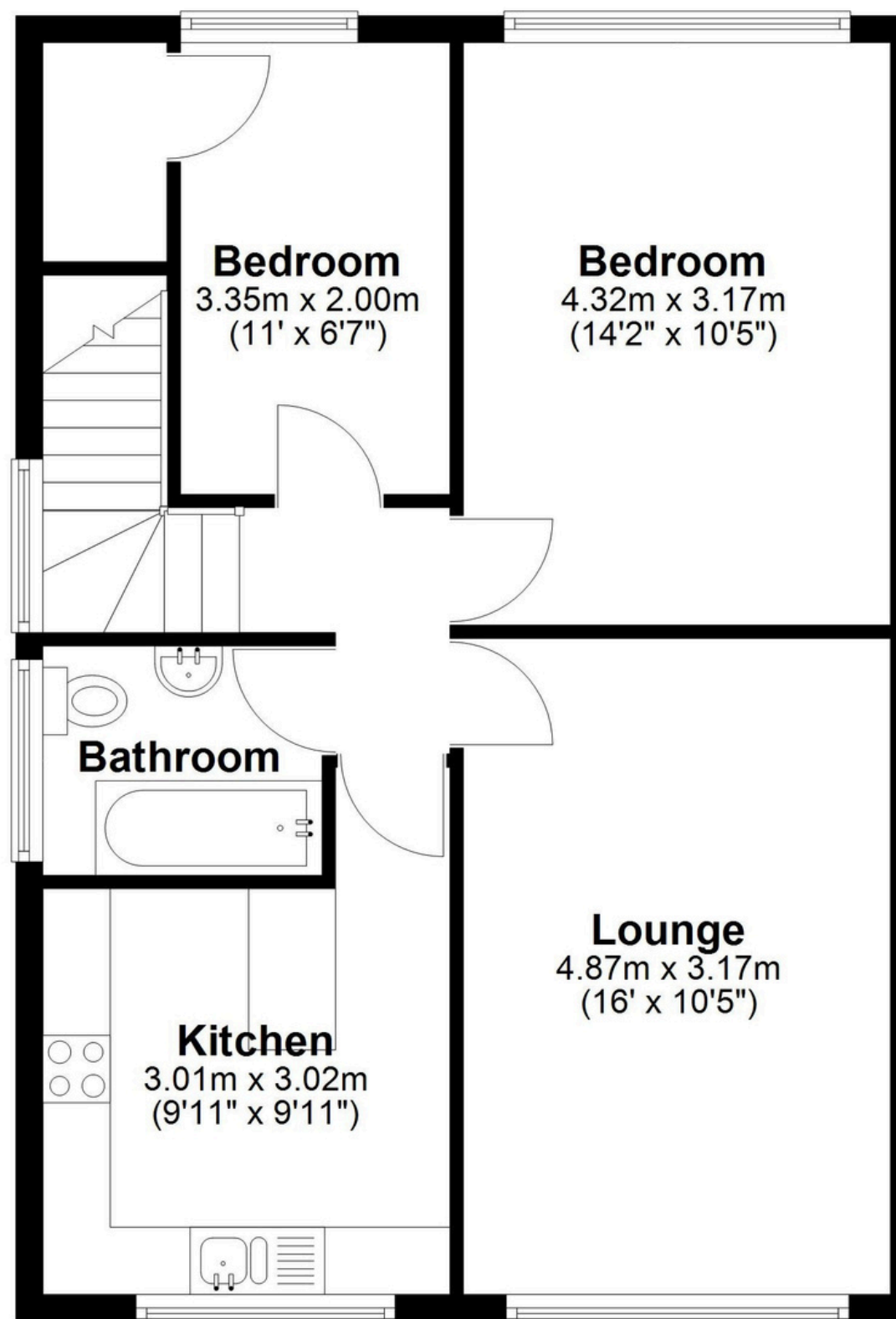
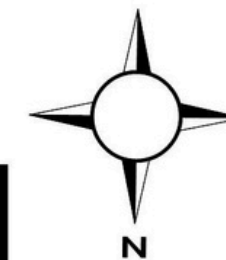
## Ground Floor

Approx. 1.3 sq. metres (14.0 sq. feet)



## First Floor

Approx. 58.4 sq. metres (628.8 sq. feet)



Total area: approx. 59.7 sq. metres (642.8 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.