



Barbers Lane, Catherine-De-Barnes

Offers Over £670,000







#### PROPERTY OVERVIEW

Situated on a small select development of detached houses off Hampton Lane, a fantastic opportunity to purchase this spacious four bedroom family detached home which has been well maintained throughout. The property benefits from gas central heating, double glazing and has the added attraction of three reception rooms, a large breakfast kitchen, utility room, guest WC, four good sized bedrooms, en suite shower room, family bathroom, garage and a south west facing garden.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold







- Four Bedroom Spacious Detached
- Select Development Off Hampton Lane
- Living Room
- Dining Room
- Breakfast Kitchen
- Ensuite Shower Room
- Family Bathroom
- South West Facing Rear Garden

**ENTRANCE HALL**

**GUEST WC**

6' 9" x 2' 9" (2.07m x 0.84m)

**LOUNGE**

21' 3" x 11' 4" (6.48m x 3.45m)

**DINING ROOM**

12' 4" x 10' 3" (3.77m x 3.13m)

**STUDY**

9' 4" x 6' 9" (2.84m x 2.07m)

**BREAKFAST KITCHEN**

15' 0" x 10' 3" (4.58m x 3.13m)

**UTILITY ROOM**

6' 1" x 6' 1" (1.85m x 1.85m)

**FIRST FLOOR**

**BEDROOM ONE**

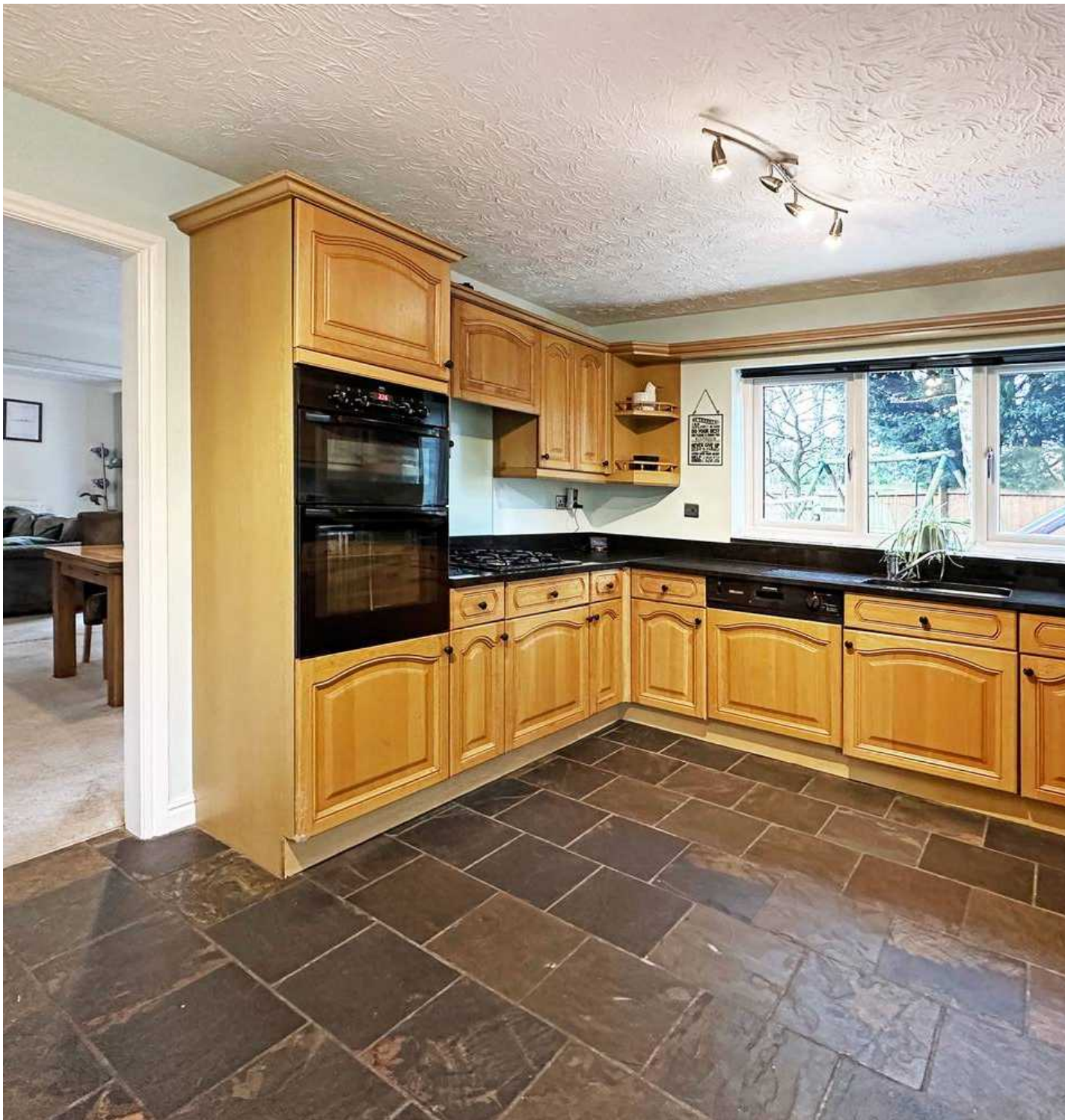
13' 9" x 12' 4" (4.18m x 3.77m)

**ENSUITE**

6' 8" x 5' 3" (2.04m x 1.59m)





**BEDROOM TWO**

11' 7" x 11' 4" (3.53m x 3.45m)

**BEDROOM THREE**

9' 0" x 8' 7" (2.74m x 2.62m)

**BEDROOM FOUR**

9' 0" x 8' 7" (2.74m x 2.62m)

**BATHROOM**

8' 7" x 6' 7" (2.61m x 2.00m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 175.0 sq.m. = 1883 sq.ft. approx.

**OUTSIDE THE PROPERTY****GARAGE**

27' 5" x 15' 9" (8.35m x 4.80m)

**SOUTH WEST FACING GARDEN****ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in two bedrooms and some light fittings.

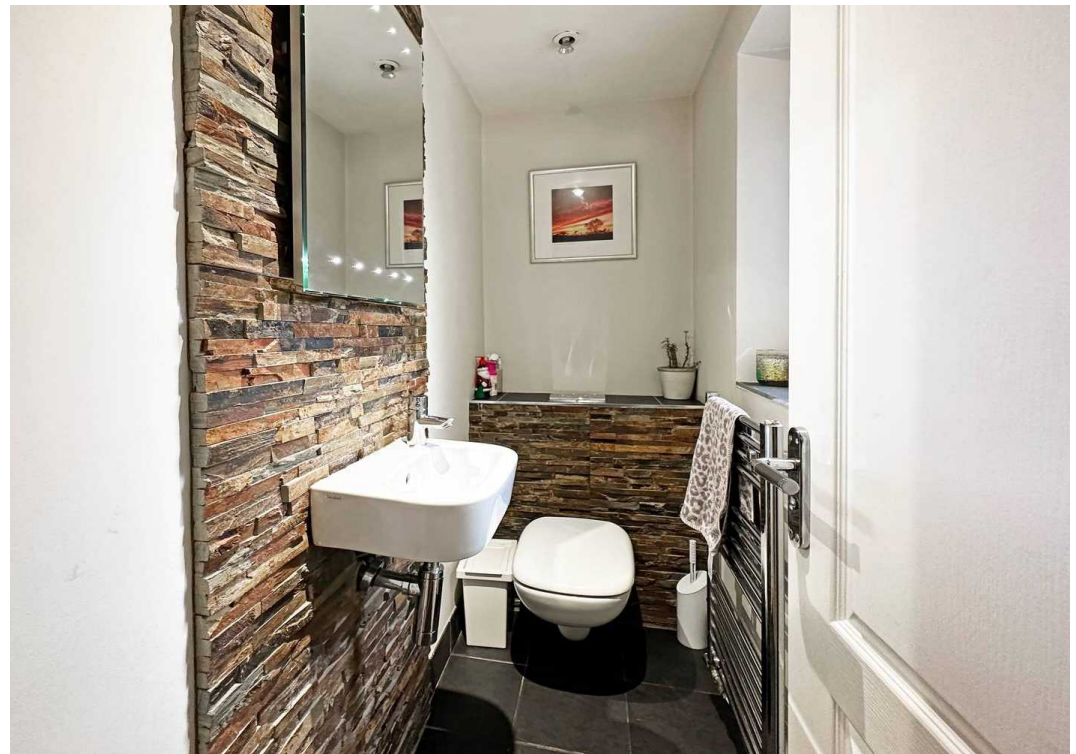
**ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - Vodafone. Loft space - boarded with ladder and lighting.

**MONEY LAUNDERING REGULATIONS**

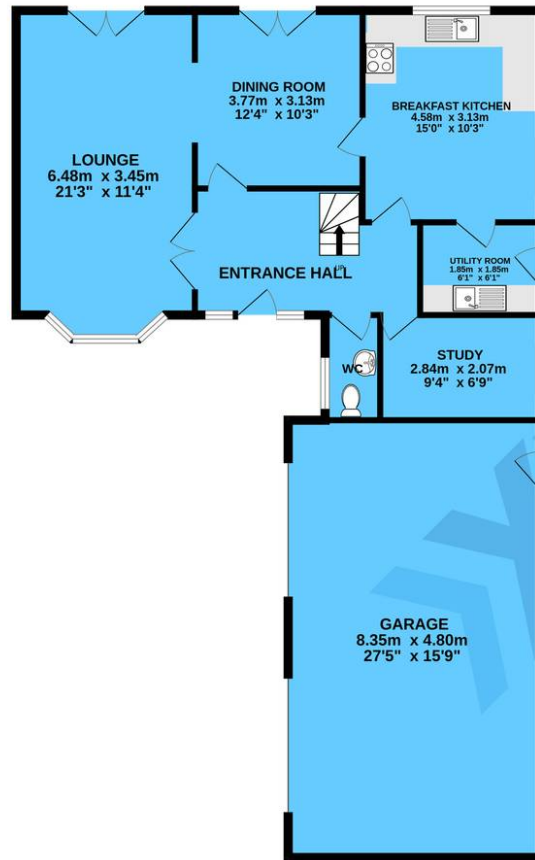
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



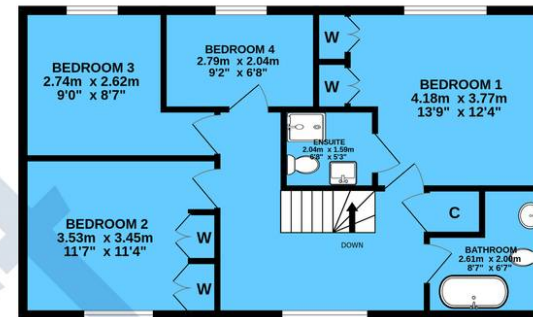




GROUND FLOOR  
113.5 sq.m. (1222 sq.ft.) approx.



1ST FLOOR  
61.5 sq.m. (662 sq.ft.) approx.



TOTAL FLOOR AREA: 175.0 sq.m. (1883 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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