



Friday Lane, Barston

Guide Price £350,000





PROPERTY OVERVIEW

Nestled in the tranquil village of Barston, this traditional three-bedroom semi-detached property offers a unique opportunity for buyers seeking a peaceful rural retreat. As you approach, the residence is charmingly set behind a generous front garden, providing a serene backdrop of sweeping countryside views. The property further impresses with an accompanying tandem driveway, offering ample parking space for multiple vehicles.

Internally, the home exudes character and potential, featuring two spacious reception rooms adorned with exquisite feature fireplaces. A well-appointed kitchen to the rear provides a functional layout for culinary enthusiasts. Ascend to the first floor to discover three well-proportioned bedrooms, all serviced by a good-sized family bathroom. The rear of the property boasts a substantial garden, predominantly laid to lawn, presenting a blank canvas for outdoor enthusiasts to create their own oasis. Offered to the market with no upward chain, this residence presents an ideal opportunity for those looking to modernise and potentially extend, subject to the necessary planning permissions.





Stepping outside, the property continues to impress with its expansive outdoor space, promising ample room for relaxation and entertainment. The substantial rear garden offers a tranquil setting for al fresco dining or simply unwinding amidst the natural splendour that surrounds the property. With the potential to further enhance and tailor this space to individual preferences, the outdoor area beckons buyers to envision and craft their own idyllic retreat. seize this opportunity to acquire a property that perfectly balances countryside tranquillity with the convenience of village living.

PROPERTY LOCATION

Barston is a delightful and charming village, conveniently situated near to Knowle and Dorridge villages and also Solihull town centre and having main rail links into Birmingham Snow Hill and London Marylebone. In addition, the property is located a short drive from Junction 5 and 6 of the M42 providing main road links to both North and South of the country via the M42 / M6 and M40. The excellent shopping facilities of Solihull are located close by containing many exclusive shops, boutiques and household names such as John Lewis. Birmingham International Airport is also located close to Junction 6 of the M42.

Council Tax band: D

Tenure: Freehold





- Traditional Three Bedroom Semi-Detached Property With Rural Views
- Set Behind A Large Front Garden & Accompanying Tandem Driveway
- Downstairs, The Property Boasts Two Large Reception Rooms, Both With Feature Fireplaces, And A Kitchen To The Rear
- To The First Floor Are Three Well Proportioned Bedrooms Which Are Serviced By A Generously Sized Family Bathroom
- To The Rear Of The Property Is A Large Garden, Mostly Laid With Lawn
- Offered To The Market With No Upward Chain
- Located In The Village Of Barston
- In Need Of Modernisation & Potential To Extend STPP



ENTRANCE HALLWAY

LIVING ROOM

16' 5" x 11' 4" (5.00m x 3.45m)

KITCHEN

13' 9" x 8' 10" (4.20m x 2.70m)

PANTRY

DINING ROOM

12' 6" x 11' 0" (3.80m x 3.35m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 9" x 12' 0" (4.80m x 3.65m)

BEDROOM TWO

11' 0" x 7' 9" (3.35m x 2.35m)

BEDROOM THREE

8' 2" x 7' 10" (2.50m x 2.40m)

BATHROOM

10' 8" x 5' 9" (3.25m x 1.75m)

TOTAL SQUARE FOOTAGE

88.0 sq.m (947 sq.ft) approx.

OUTSIDE THE PROPERTY

STORE

7' 10" x 6' 1" (2.40m x 1.85m)

STORE

6' 1" x 3' 3" (1.85m x 1.00m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN



ITEMS INCLUDED IN THE SALE

Free-standing cooker, extractor and garden shed.

ADDITIONAL INFORMATION

Services - direct mains water, sewers and electricity.

Broadband - ADSL copper wire.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



OUTBUILDINGS

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 88.0 sq.m. (947 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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