



Barnfield Drive, Solihull

Guide Price **£625,000**





PROPERTY OVERVIEW

Nestled at the end of a tranquil cul-de-sac, this exceptional five-bedroom detached family home offers a sanctuary of space and comfort in a highly coveted location. As you approach the property, a grand driveway greets you, providing ample parking for multiple vehicles and hinting at the grandeur within.

Upon entering, you are welcomed by an impressive entrance porch that leads into a spacious hallway, setting the tone for the generous proportions found throughout the home. The ground floor boasts a thoughtfully designed layout, featuring a large and inviting kitchen / dining room for family gatherings, a dual aspect living room flooded with natural light, a versatile snug perfect for relaxation, and a conservatory, offering a seamless connection to the outdoors. Additionally, the large double garage has been cleverly repurposed to incorporate a practical utility area and store room, adding convenience to daily living, but could easily be reverted back to its original layout.



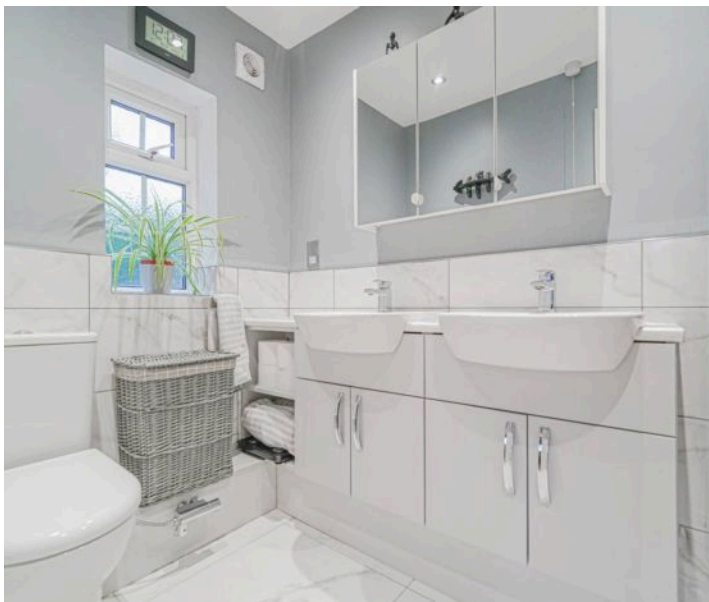


Ascending the stairs to the first floor, you will find five well-appointed bedrooms, each offering a peaceful retreat from the hustle and bustle of daily life. The principal bedroom stands out with its size and comfort, complete with an ensuite shower room for added luxury. The remaining bedrooms share access to a family bathroom, with one bedroom currently serving as a home office, perfect for those seeking a dedicated workspace within the comfort of their own home.

Outside, the property showcases a meticulously maintained rear garden, providing a serene backdrop for outdoor enjoyment. A spacious patio offers a charming spot for al fresco dining or simply unwinding in the fresh air, making it a delightful extension of the living space within.

The property also benefits from solar panels which are owned outright generating an annual income with battery storage and an electric car charge all installed by Eon creating a sustainable and low cost family home.

In summary, this property presents a rare opportunity to own a home that effortlessly combines style and functionality in a peaceful setting. With its spacious interior, convenient amenities, and tranquil surroundings, this residence is sure to exceed all expectations of modern family living.





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: F

Tenure: Freehold

- Five Bedroom Detached Family Home
- Set On A Quiet Cul-De-Sac
- Open Plan Kitchen / Dining Room
- Dual Aspect Living Room
- Delightful Snug & Conservatory
- Five Impressive Bedrooms
- Principal Bedroom With Ensuite
- Solar Panel With Battery & Electric Car Charger
- Repurposed Double Garage & Large Drive



ENTRANCE PORCH
ENTRANCE HALLWAY

WC

LIVING ROOM
19' 9" x 11' 11" (6.02m x 3.63m)

SNUG
10' 6" x 9' 11" (3.21m x 3.03m)

CONSERVATORY
9' 9" x 9' 1" (2.96m x 2.78m)

KITCHEN / DINING ROOM
15' 5" x 11' 7" (4.71m x 3.54m)

UTILITY AREA
7'9" x 5'8" (2.35m x 1.73m)

STORE
8' 11" x 7' 10" (2.71m x 2.38m)

GARAGE
16' 2" x 7' 9" (4.93m x 2.37m)

FIRST FLOOR

PRINCIPAL BEDROOM
15' 9" x 10' 7" (4.81m x 3.22m)

ENSUITE
9' 11" x 4' 11" (3.01m x 1.49m)

BEDROOM TWO
15' 1" x 9' 6" (4.59m x 2.89m)

BEDROOM THREE
10' 0" x 10' 0" (3.05m x 3.04m)

BEDROOM FOUR
12' 6" x 10' 2" (3.81m x 3.09m)

BEDROOM FIVE
10' 0" x 6' 9" (3.06m x 2.07m)

BATHROOM
12' 6" x 5' 10" (3.80m x 1.77m)



TOTAL SQUARE FOOTAGE

179.7 sq.m (1934 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, tumble dryer, all carpets, some blinds, some light fittings, fitted wardrobes in two bedrooms, garden shed, 2022 e-on solar panel (generating 1390W and with 5.2kWh battery, 25-year power warranty and 10-year battery manufacturer warranty) and a 2022 car charging point.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers, electricity & solar panels. Broadband - FTTP (fibre to the premises). Loft - partially boarded with ladder.

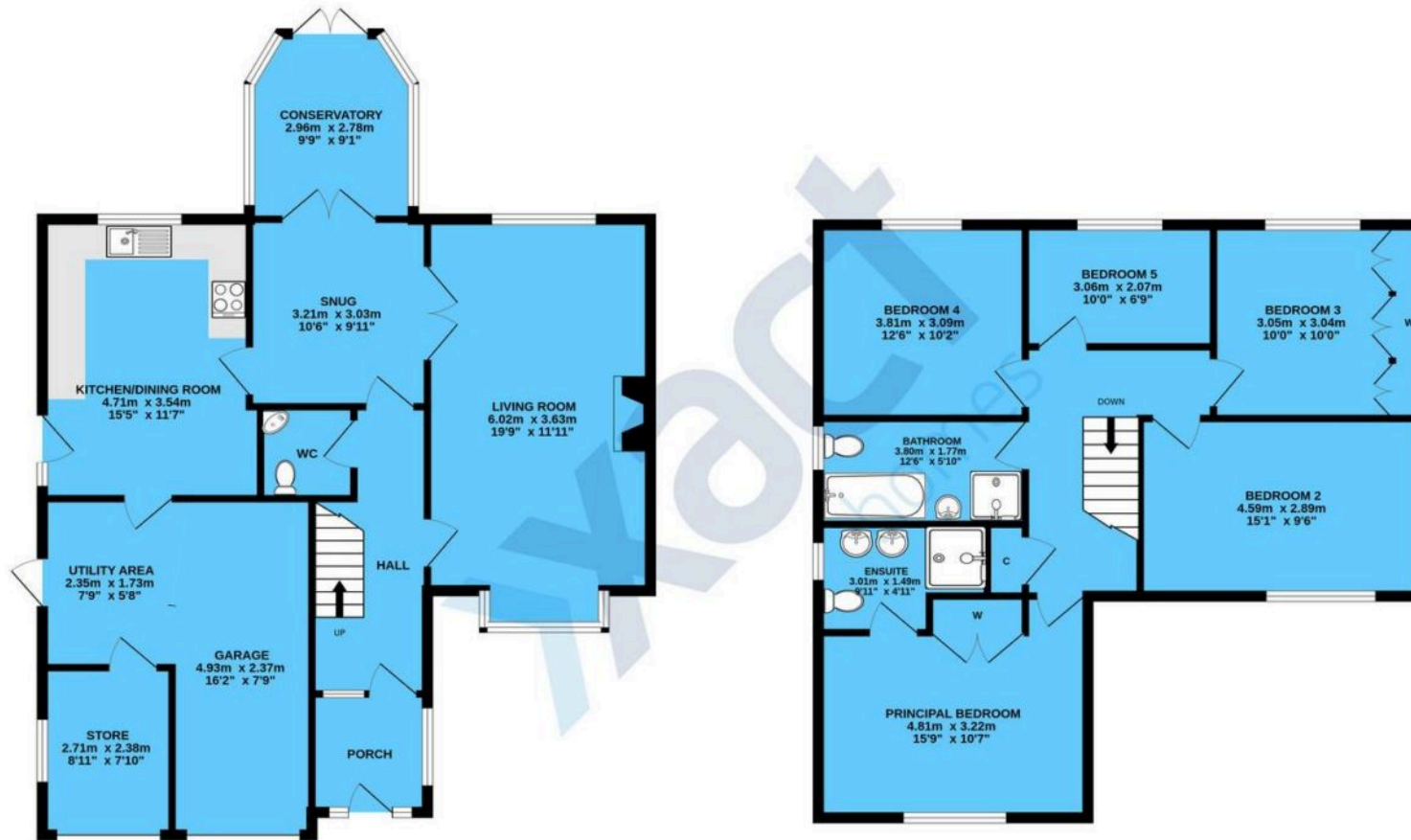
INFORMATION FOR POTENTIAL BUYERS

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.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 179.7 sq.m. (1934 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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