



Oakfields Way, Catherine-de-Barnes

Guide Price £555,000





PROPERTY OVERVIEW

Set on a quiet cul-de-sac is this delightful four bedroom detached family home, beautifully presented throughout and tastefully remodelled by the existing owners. Bright and spacious, the entrance hallway welcomes you with ample storage space and a guest toilet. The heart of the home is a stunning open plan kitchen/diner with a large central island, ideal for entertaining guests. A large living room to the front offers a cosy setting for family gatherings. The property has been extended and remodelled to include an additional family room/study and a store room/garage, providing flexible living spaces to suit modern family needs. Moving to the first floor, you will find four bedrooms, including a generously sized principal bedroom with ensuite for added convenience. All remaining bedrooms are serviced via a family bathroom, offering ample space and comfort for all family members. Outside, the property enjoys a well-maintained south-facing rear garden with an expansive patio seating area, perfect for enjoying outdoor meals or simply relaxing in the sun. This property truly offers a blend of indoor and outdoor living, catering to the needs of a modern family seeking both comfort and functionality in a peaceful residential setting.





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

- Delightful Four Bedroom Detached Family Home
- Set On A Quiet Cul-De-Sac
- Beautifully Presented Throughout
- Stunning Open Plan Kitchen / Diner
- Large Living Room
- Versatile Family Room / Study
- Generously Sized Principal Bedroom With Ensuite
- Family Bathroom
- South Facing Rear Garden





PORCH

ENTRANCE HALLWAY

WC

6' 0" x 2' 10" (1.83m x 0.86m)

LIVING ROOM

16' 8" x 11' 8" (5.08m x 3.56m)

KITCHEN/DINER

18' 3" x 12' 5" (5.56m x 3.78m)

FAMILY ROOM/STUDY

16' 9" x 8' 1" (5.11m x 2.46m)

STORE ROOM/GARAGE

12' 0" x 8' 1" (3.66m x 2.46m)

STORE ROOM/GARAGE

FIRST FLOOR

PRINCIPAL BEDROOM

10' 10" x 10' 10" (3.30m x 3.30m)

ENSUITE

8' 1" x 2' 9" (2.46m x 0.84m)

BEDROOM TWO

10' 10" x 9' 7" (3.30m x 2.92m)

BEDROOM THREE

10' 10" x 7' 2" (3.30m x 2.18m)

BEDROOM FOUR

9' 6" x 7' 2" (2.90m x 2.18m)

BATHROOM

10' 8" x 5' 3" (3.25m x 1.60m)

TOTAL SQUARE FOOTAGE

134 sq.m (1442 sq.ft) approx.



OUTSIDE THE PROPERTY

WELL MAINTAINED REAR GARDEN

PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Extractor, fridge, dishwasher, garden shed, electric garage door, all carpets and blinds and some light fittings.

ADDITIONAL INFORMATION

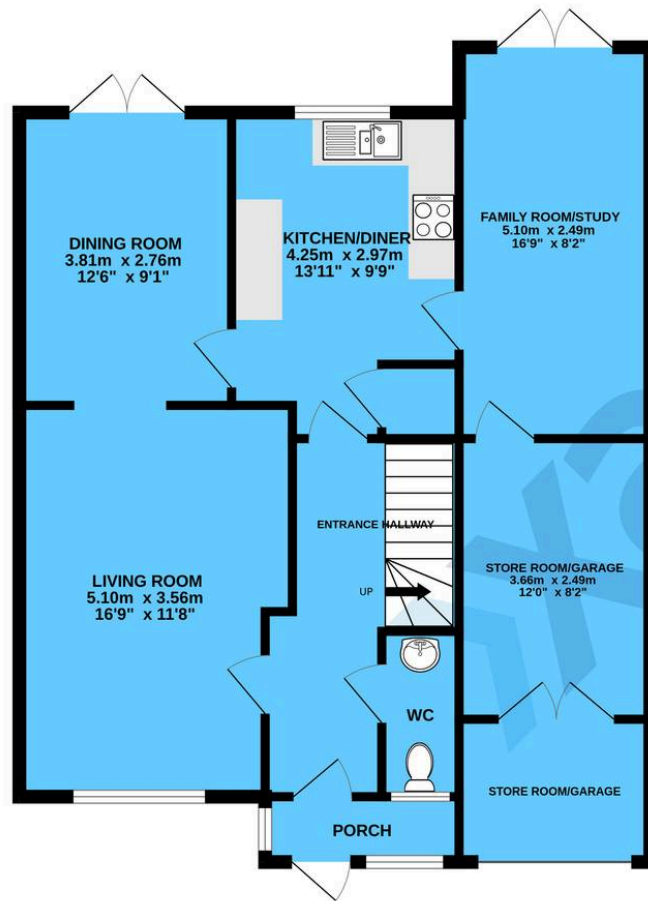
Services - mains gas, electricity and sewers and water on a meter. Broadband - FTTC (fibre to the cabinet). Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

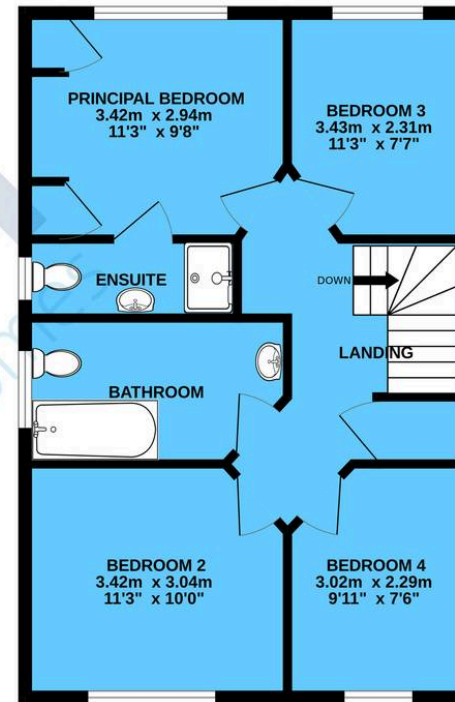
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 134.0 sq.m. (1442 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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