



Barn Lane, Solihull

Guide Price £325,000





PROPERTY OVERVIEW

Nestled in a desirable location, this delightful two-bedroom semi-detached home exudes charm and sophistication. Immaculately presented, this property has been thoughtfully extended to create a spacious and inviting living environment. Upon entering, you are greeted by a large open-plan kitchen/diner, with Granite work surfaces, that is bathed in natural light streaming through a set of skylights, creating a warm and welcoming ambience. The kitchen boasts ample workspace, complemented by a sizeable central island, perfect for culinary enthusiasts and entertaining guests. To the front of the property, a cosy living room awaits, complete with a large bay window that floods the room with natural light, enhancing the inviting atmosphere. A focal point of the room is the charming fireplace, adding a touch of character to the space. Ascending to the first floor, you will find two generously sized bedrooms, both of which benefit from fitted wardrobes, providing ample storage space. These bedrooms are serviced by a modern family bathroom, offering convenience and functionality for every-day living. Outside, the property boasts a well-maintained rear garden, predominantly laid to lawn, offering a peaceful retreat and a perfect setting for outdoor relaxation and al fresco dining. This outdoor space provides a serene escape from the hustle and bustle of daily life.





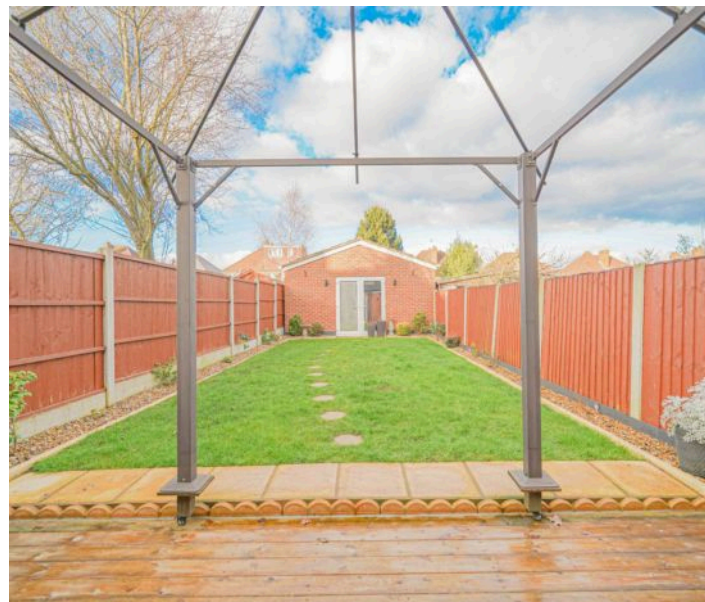
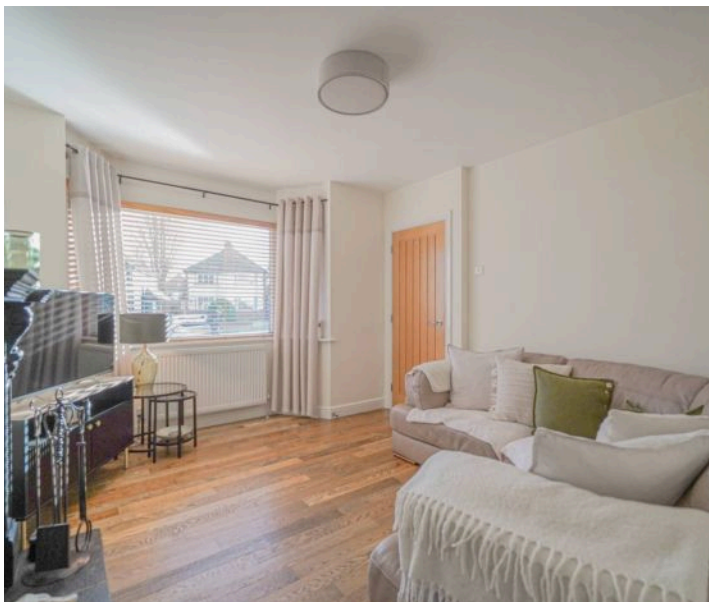
Furthermore, the property features ample parking options, with a driveway to the front of the property, ensuring convenience for residents and guests alike. Additionally, a double garage located at the rear of the property, accessible via a service road, offers further parking and storage solutions. In summary, this exceptional property combines stylish living spaces with practical amenities, creating a harmonious blend of comfort and functionality. With its charming design features and convenient location, this home presents a unique opportunity for those seeking a quality residence in a sought-after area.

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: C

Tenure: Freehold





- Two Bedroom Semi-Detached Home
- Immaculately Presented Throughout
- Ideal For First-Time Buyers
- Abundance Of Natural Light
- Extended Open Plan Kitchen / Diner
- Living Room With Fire Place
- Two Double Bedrooms
- Family Bathroom
- Lawn Rear Garden
- Driveway & Double Garage

PORCH

LIVING ROOM

12' 10" x 11' 7" (3.91m x 3.53m)

KITCHEN/DINER

23' 1" x 14' 0" (7.04m x 4.27m)
With Granite work surfaces

FIRST FLOOR

BEDROOM ONE

12' 9" x 12' 2" (3.89m x 3.71m)

BEDROOM TWO

10' 11" x 9' 0" (3.33m x 2.74m)

BATHROOM

7' 9" x 5' 9" (2.36m x 1.75m)

TOTAL SQUARE FOOTAGE

87.5 sq.m (942 sq.ft) approx.

OUTSIDE THE PROPERTY

DOUBLE GARAGE TO THE REAR

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WELL MAINTAINED REAR GARDEN



ITEMS INCLUDED IN THE SALE

Extractor, microwave, all carpets and blinds, Valiant gas fired central heating boiler and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded with access via aluminium folding ladders.

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.

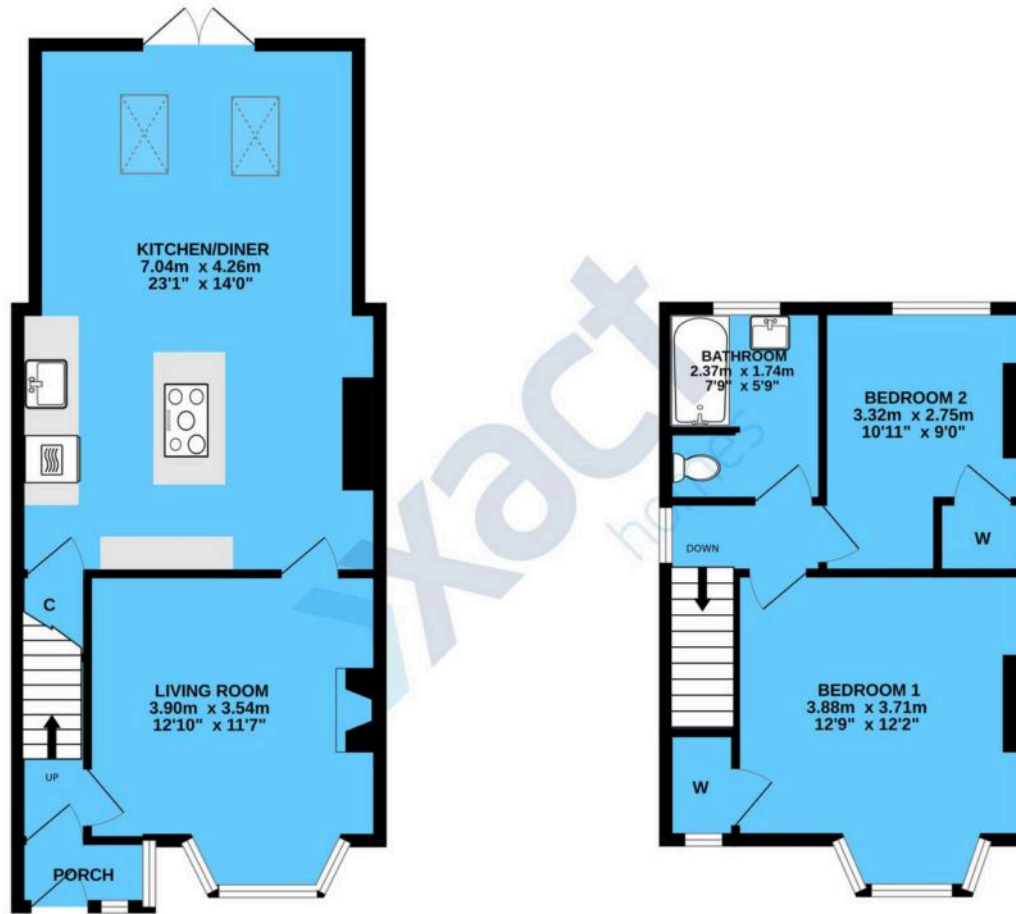
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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 - 87.5 sq.m. (942 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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