



Oakfields Way, Catherine-De-Barnes

Guide Price £460,000





PROPERTY OVERVIEW

Nestled in the tranquility of a quiet cul-de-sac, this delightful four-bedroom semi-detached family home exudes charm and comfort. Boasting a bright and spacious interior, this property is a perfect sanctuary for families seeking a peaceful retreat.

Upon entering, you are greeted by an inviting entrance hallway, leading you into the spacious living room that is flooded with natural light, seamlessly connected to an excellent dining room, perfect for entertaining guests or enjoying family meals. The well-appointed breakfast kitchen offers ample work surfaces and overlooks the rear garden, providing a pleasant backdrop for culinary endeavours.

Adding versatility to the ground floor is a fourth bedroom, formerly a garage, which could easily be transformed into a home office or playroom, complete with an ensuite toilet for added convenience.

Ascending the stairs, you will find three generously proportioned bedrooms, all boasting fitted storage to ensure a clutter-free living space. These bedrooms are serviced by a shower room and separate WC, designed for both functionality and relaxation.





Stepping outside, the well-maintained rear garden offers a serene escape from the hustle and bustle of every-day life, complete with a patio seating area, perfect for al fresco dining or simply enjoying the outdoors. To the front of the property, a wide driveway provides ample parking for multiple vehicles, ensuring convenience for residents and visitors alike.

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: E

Tenure: Freehold



- Four Bedroom Semi-Detached Family Home
- Set On A Quiet Cul-De-Sac
- Bright & Spacious Throughout
- Spacious Living & Dining Room
- Breakfast Kitchen With Ample Storage
- Garage Conversion Into A Versatile Fourth Bedroom
- Three Generously Sized Bedrooms Upstairs With Family Shower Room & WC
- Well Presented Rear Garden



ENTRANCE HALLWAY

LIVING ROOM

13' 11" x 13' 11" (4.25m x 4.25m)

DINING ROOM

10' 0" x 9' 4" (3.05m x 2.85m)

BREAKFAST KITCHEN

17' 11" x 11' 10" (5.45m x 3.60m)

BEDROOM FOUR

15' 1" x 7' 1" (4.60m x 2.15m)

ENSUITE

SIDE PASSAGE

FIRST FLOOR

PRINCIPAL BEDROOM

13' 9" x 10' 2" (4.20m x 3.10m)

BEDROOM TWO

12' 2" x 11' 4" (3.70m x 3.45m)

BEDROOM THREE

10' 0" x 9' 8" (3.05m x 2.95m)

SHOWER ROOM

8' 0" x 5' 7" (2.45m x 1.70m)

WC

TOTAL SQUARE FOOTAGE

118.0 sq.m (1270 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Extractor, all carpets, some curtains, all blinds, some light fittings, fitted wardrobes in three bedrooms and garden shed.

ADDITIONAL INFORMATION

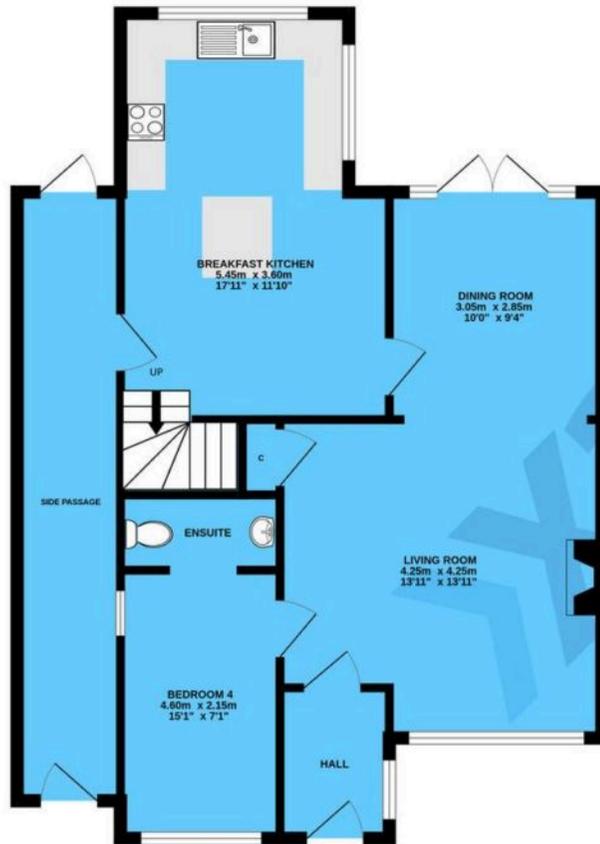
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTC (fibre to the cabinet). Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

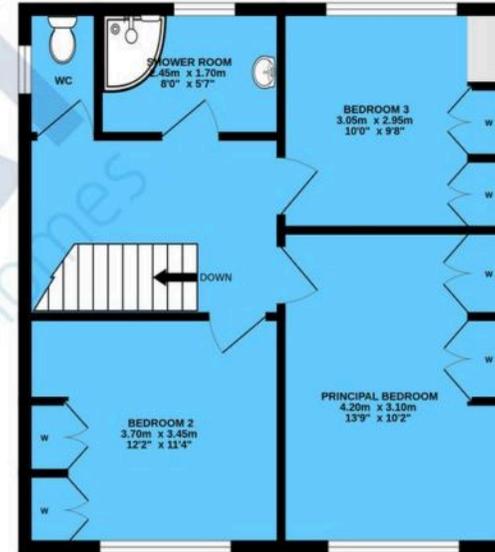
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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: 118.0 sq.m. (1270 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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