



Barston Lane, Barston

Guide Price £675,000





PROPERTY OVERVIEW

Benefitting from elevated views over open countryside and being available to purchase with no onward chain is this four bedroom detached family home which provides approximately 1750sq ft of living accommodation. Standing in a long South facing plot of just under 1/3 acre the property has scope for re-modelling or extending (STPP) and provides potential purchasers with:- enclosed porch, entrance hallway, living room, dining room overlooking the rear garden, breakfast kitchen with utility area, study, guest WC, four bedrooms (principal en-suite) and a family bathroom.

Outside the property has a long South facing rear garden with two storage sheds, double garage and driveway parking.

Viewing is by prior appointment with Xact on 01676 534 411.



- Four Bedroom Detached House
- No Onward Chain
- Stunning Rural Views
- Living Room, Dining Room & Study
- En-Suite Principal Bedroom
- Approximately 1750sq ft
- Potential to Extend (STPP) & Re-Model
- Long South Facing Rear Garden
- Double Garage & Driveway Parking



PROPERTY LOCATION

Barston is a delightful and charming village with exceptional transport links, conveniently situated near to Knowle and Dorridge villages. Hampton in Arden is 5 minutes away with various sports and other amenities. Its station is on the Holyhead- Birmingham New St – London Euston line. 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: F

Tenure: Freehold

PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

20' 3" x 15' 10" (6.17m x 4.83m)

DINING ROOM

17' 6" x 10' 7" (5.33m x 3.23m)

STUDY

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

BREAKFAST KITCHEN

10' 7" x 10' 0" (3.23m x 3.05m)

UTILITY ROOM

10' 1" x 9' 8" (3.07m x 2.95m)





FIRST FLOOR

BEDROOM ONE

12' 3" x 10' 8" (3.73m x 3.25m)

ENSUITE

BEDROOM TWO

11' 7" x 10' 1" (3.53m x 3.07m)

BEDROOM THREE

9' 11" x 9' 9" (3.02m x 2.97m)

BEDROOM FOUR

7' 0" x 6' 11" (2.13m x 2.11m)

BATHROOM

OUTSIDE THE PROPERTY

DOUBLE GARAGE

16' 3" x 15' 10" (4.95m x 4.83m)

TOTAL SQUARE FOOTAGE

186.3 sq.m (2005 sq.ft) approx.

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washing machine, tumble dryer, garden sheds, electric garage door, all carpets, some curtains, blinds and light fittings, and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains electricity and sewers. Broadband - FTTP (fibre to the premises). 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.

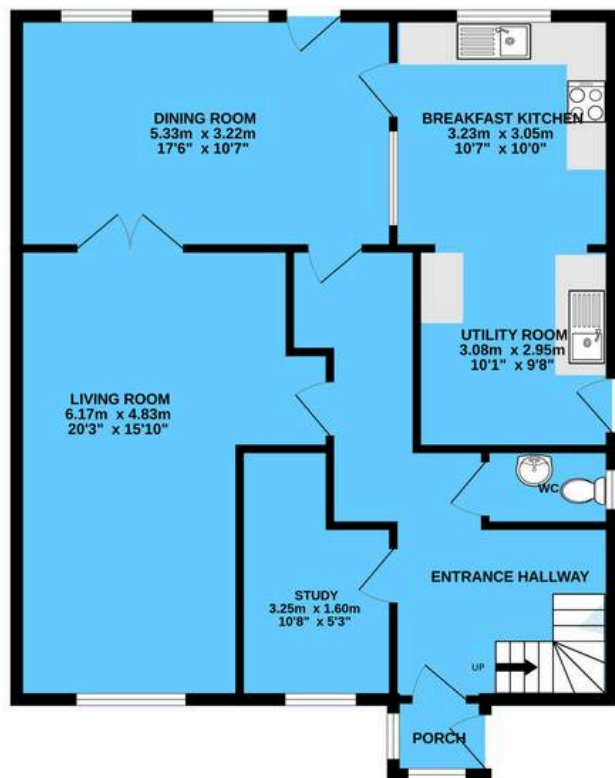
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

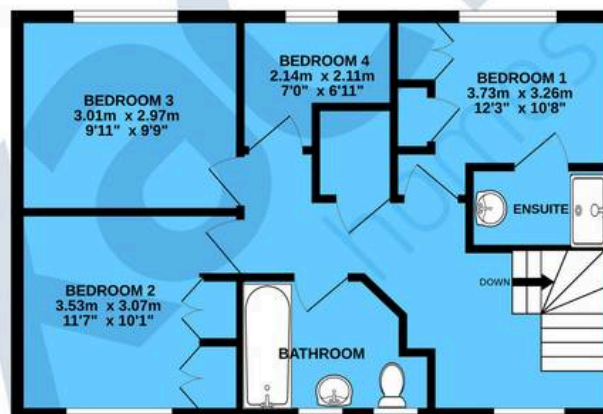
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



GARAGE



TOTAL FLOOR AREA : 186.3 sq.m. (2005 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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