



## Foxley Drive, Catherine-De-Barnes

Guide Price £150,000





## PROPERTY OVERVIEW

This well-presented one bedroom apartment offers an excellent opportunity for first-time buyers, with the added advantage of being available for 50% shared ownership and offered to the market with no upward chain. Set on a quiet cul-de-sac, the property is ideally located close to all local amenities, ensuring convenience and accessibility.

The first-floor apartment welcomes you with a spacious entrance hallway, which benefits from ample storage. The heart of the home is a generously sized open plan kitchen, dining, and living room, designed to maximise space and flooded with natural light from large windows.

The double bedroom provides a peaceful retreat, while the modern bathroom features contemporary fittings and a clean, neutral finish.

An allocated parking space is included, offering further convenience for residents.



The apartment is situated within a well-maintained development that enjoys a peaceful setting away from main roads, contributing to a tranquil residential atmosphere. The allocated parking space is conveniently located close to the entrance, making daily routines simple and stress-free. The cul-de-sac location also means minimal through traffic, ensuring a quiet environment for residents.

With its combination of practical features and inviting outdoor spaces, this property is perfectly suited for those seeking a comfortable and accessible home in a desirable location.



## PROPERTY LOCATION

Situated in the desirable village of Catherine-de-Barnes, this property enjoys a charming semi-rural setting with a strong community feel. Within easy walking distance are the convenient Nisa Local for everyday essentials and the well-renowned The Boat, a popular village pub celebrated for its welcoming atmosphere and quality dining. The nearby town of 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: Leasehold



- One Bedroom First Floor Apartment
- NO UPWARD CHAIN
- Available For Full Or 50% Shared Ownership
- Ideal For First-Time Buyers Or Investors
- Quiet Cul-De-Sac Location
- Spacious Open Plan Kitchen / Dining / Living Room
- Double Bedroom
- Family Bathroom
- Allocated Parking Space



**ENTRANCE HALLWAY**

**KITCHEN / DINING / LIVING ROOM**

17' 5" x 15' 5" (5.31m x 4.70m)

**BEDROOM**

11' 3" x 7' 10" (3.43m x 2.38m)

**BATHROOM**

8' 2" x 4' 8" (2.49m x 1.43m)

**TOTAL SQUARE FOOTAGE**

47.0 sq.m (507 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**ALLOCATED PARKING SPACE**



#### **ITEMS INCLUDED IN THE SALE**

Extractor, washer/dryer, some carpets, all blinds, all light fittings and fitted wardrobes in bedroom.

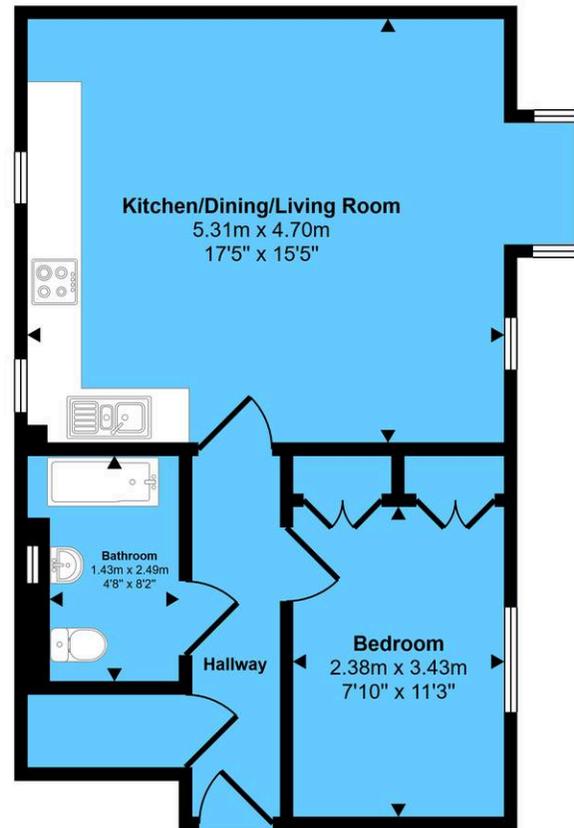
#### **ADDITIONAL INFORMATION**

Services – direct mains water and sewers. Service charge – £959.98 pa. Ground rent – nil.

#### **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.

Approx Gross Internal Area  
47 sq m / 507 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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