



# Lugtrout Lane, Catherine-de-Barnes

Guide Price £350,000





## PROPERTY OVERVIEW

This delightful two bedroom mid-terrace home is set in a superb semi-rural location, offering a perfect blend of character, charm and modern convenience.

The property is accessed via an entrance porch, which leads into a spacious open-plan living and dining room, ideal for both relaxing and entertaining. Traditional features are evident throughout, creating a warm and welcoming atmosphere. The fitted kitchen enjoys lovely views over the rear garden and provides ample storage and workspace for any culinary enthusiast.

Upstairs, there are two generously sized bedrooms, both serviced by a well-appointed family bathroom. In addition, the loft has been thoughtfully converted into a versatile space (ideal for a home office, playroom or additional storage), adding further flexibility to this charming home.

A driveway to the front of the property provides convenient off road parking.

The outside space truly enhances the appeal of this home. To the rear, you will find a beautiful garden that has been carefully landscaped to offer both privacy and tranquillity. A patio seating area is perfect for alfresco dining or enjoying a morning coffee, while the lawn provides plenty of space for children to play or for keen gardeners to indulge their passion. Mature planting and established borders create a delightful backdrop and a sense of seclusion. There is also an outdoor restroom for added convenience.





The semi-rural setting ensures that you can enjoy peaceful surroundings, with countryside walks and scenic views close at hand. Whether you are relaxing with family or entertaining friends, the outdoor space at this property is sure to impress.

#### 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: Freehold

- Two Bedroom Mid-Terrace Home
- Superb Semi-Rural Location
- Full Of Character & Charm Throughout
- Large Open-Plan Living / Dining Room
- Fitted Kitchen With Views Of The Rear Garden
- Two Double Bedrooms
- Family Bathroom
- Versatile Loft Conversion
- Beautiful Rear Garden With Outdoor WC





#### **ENTRANCE PORCH**

#### **LIVING / DINING ROOM**

27' 9" x 11' 1" (8.47m x 3.38m)

#### **KITCHEN**

11' 1" x 10' 10" (3.37m x 3.29m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

11' 7" x 11' 7" (3.52m x 3.52m)

#### **BEDROOM TWO**

11' 4" x 8' 2" (3.46m x 2.49m)

#### **BATHROOM**

7' 11" x 5' 9" (2.41m x 1.75m)

#### **SECOND FLOOR**

#### **LOFT AREA**

14' 7" x 11' 1" (4.45m x 3.39m)

#### **TOTAL SQUARE FOOTAGE**

91.0 sq.m (980 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

**WC**

**STORE**

**DRIVEWAY PARKING**

**LANDSCAPED GARDEN**

**PATIO SEATING AREA**



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

Free-standing cooker, extractor, washing machine, all carpets, all light fittings and garden shed.

#### **ADDITIONAL INFORMATION**

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

#### **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.





TOTAL FLOOR AREA : 91.0 sq.m. (980 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.  
 Made with Metropix ©2025.

# Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

