



Barnmoor Rise, Solihull

Guide Price £375,000



PROPERTY OVERVIEW

This well-presented three bedroom semi-detached home is ideally situated on a quiet cul-de-sac, offering a peaceful setting while remaining close to all local amenities and reputable schools. Available with no upward chain, the property is an excellent choice for first-time buyers or investors seeking a home with great potential. There is excellent scope for extension, subject to the necessary planning permissions, allowing purchasers to tailor the property to their needs. Upon entering, you are welcomed by an entrance hallway that leads into a bright and spacious living room, where an abundance of natural light creates a warm and inviting atmosphere. The living room flows seamlessly into the dining room, which enjoys pleasant views of the rear garden. The fitted kitchen provides ample workspace and storage, catering to the needs of modern family living. Upstairs, the accommodation comprises three well-proportioned bedrooms, including two generous doubles and a versatile single bedroom, all served by a family bathroom with contemporary fittings. Outside the property enjoys a wonderful wrap around rear garden with an array of well established shrubs and borders. Additional benefits include a driveway providing off-road parking and a detached garage, offering secure storage or workshop space.



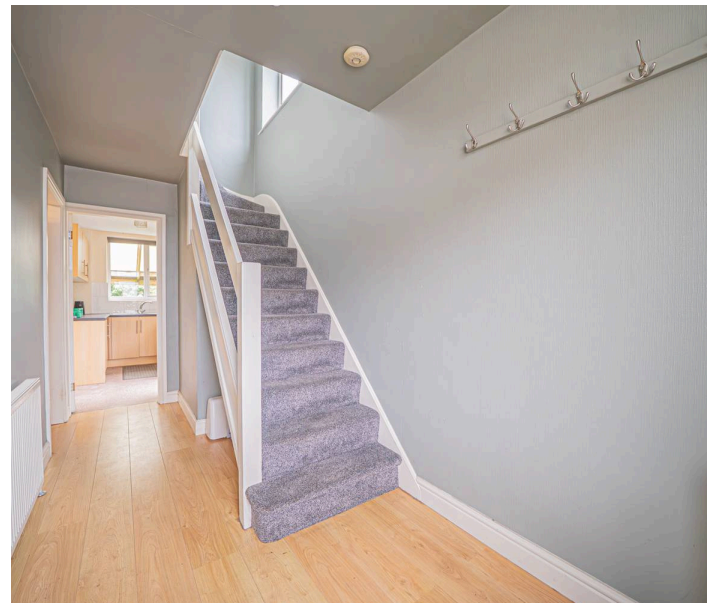
This property represents a fantastic opportunity to acquire a home in a sought-after location, with the flexibility to enhance and extend as desired. Early viewing is highly recommended to appreciate all that this delightful home has to offer.

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: D

Tenure: Freehold



- Three Bedroom Semi-Detached Family Home
- NO UPWARD CHAIN
- Set On A Quiet Cul-De-Sac
- Scope For Extension Subject To Planning Permission
- Ideal For First-Time Buyers, Investors Or Downsize
- Excellent Wrap Around Rear Garden
- Abundance Of Natural Light Throughout
- Spacious Living Room & Formal Dining Room
- Driveway & Detached Garage



ENTRANCE HALLWAY

LIVING ROOM

10' 7" x 16' 2" (3.22m x 4.94m)

DINING ROOM

9' 4" x 10' 10" (2.85m x 3.29m)

KITCHEN

7' 4" x 10' 10" (2.23m x 3.30m)

FIRST FLOOR

BEDROOM ONE

11' 2" x 12' 4" (3.40m x 3.76m)

BEDROOM TWO

10' 8" x 13' 0" (3.26m x 3.95m)

BEDROOM THREE

5' 11" x 6' 9" (1.80m x 2.06m)

BATHROOM

5' 5" x 8' 3" (1.65m x 2.52m)

TOTAL SQUARE FOOTAGE

82.0 sq.m (886 sq.ft) approx.

OUTSIDE THE PROPERTY

WRAP AROUND REAR GARDEN

DRIVEWAY PARKING

DETACHED GARAGE



ITEMS INCLUDED IN THE SALE

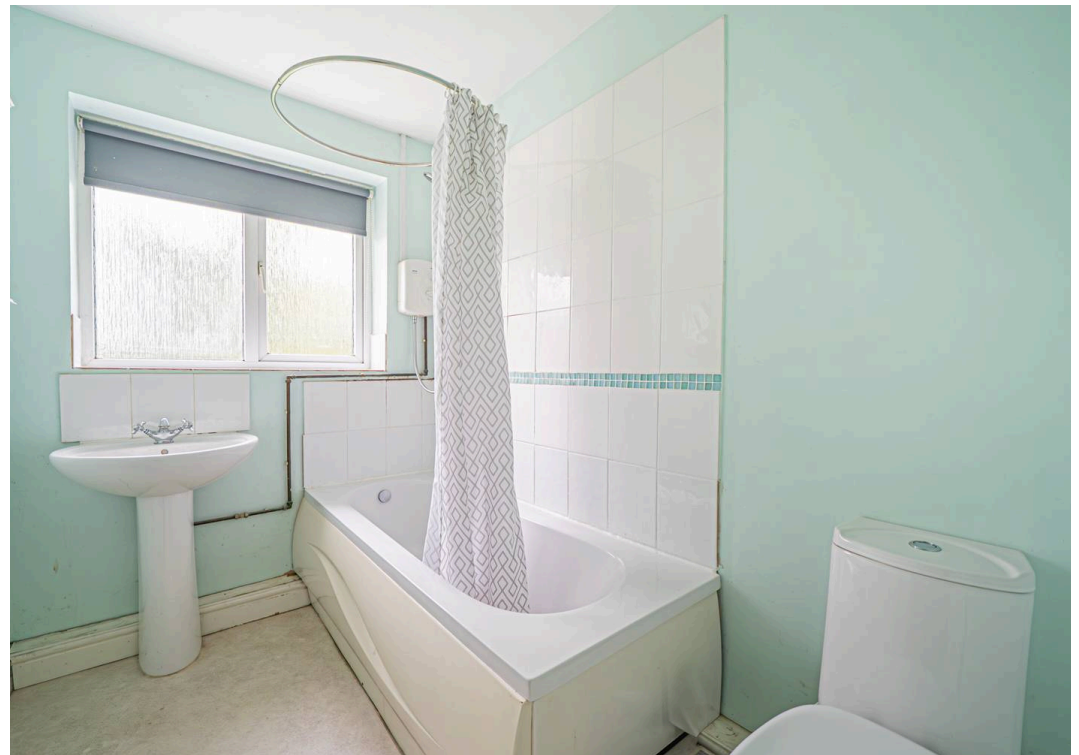
Integrated oven, integrated hob, extractor and all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

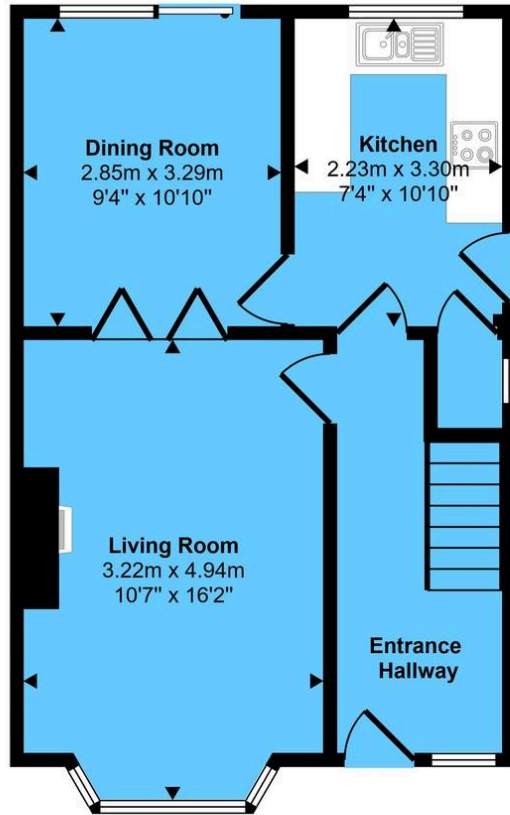
Services - water on a meter, mains gas, electricity and sewers. Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

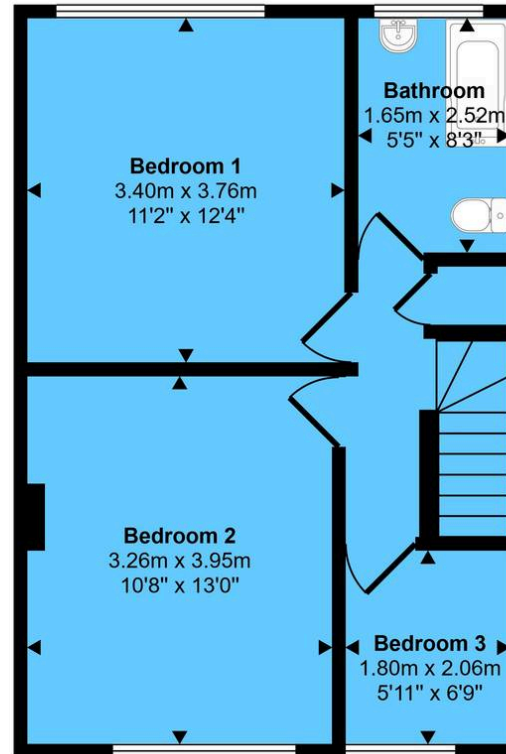
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



Approx Gross Internal Area
82 sq m / 886 sq ft



Ground Floor
Approx 42 sq m / 448 sq ft



First Floor
Approx 41 sq m / 438 sq ft

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.

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