



Barston Lane, Barston

Guide Price **£985,000**

xact
EXCLUSIVE





PROPERTY OVERVIEW

This stunning five/six bedroom detached house is beautifully presented throughout and situated in a highly desirable semi rural village of Barston within providing easy access to Solihull, Knowle and surrounding areas. Upon entering the property, you come into the formal dining room being adjacent to a cosy snug / family room, each designed to provide comfortable spaces for relaxation and entertaining. A double aspect living room with large feature inglenook fireplace and Bi-Fold doors leading to the patio area. The heart of the home is the impressive breakfast kitchen, which features a striking central island, high quality integrated appliances, and bi-fold doors that flood the space with natural light. The kitchen is perfectly complemented by additional utility and storage areas, ensuring practicality as well as style. Upstairs, the property boasts five double bedrooms, two of which benefit from contemporary en-suite shower rooms, offering privacy and convenience for family members or guests. The principal suite further enjoys access to a versatile office or dressing room area (which could be used as a the sixth bedroom), ideal for home working or additional wardrobe space. The family bathroom is finished to a high standard, featuring modern fittings and a sleek design. A large loft, accessed via a fixed staircase, presents excellent potential for conversion (subject to the necessary consents), providing scope for further accommodation or a bespoke leisure space.



The property also benefits from a large garage with side entrance door and driveway parking. With its combination of generous proportions, high quality finishes, and thoughtful layout, this exceptional home is ready to move into and enjoy. The semi rural setting offers a peaceful lifestyle, while remaining within easy reach of local amenities, reputable schools, and transport links. This is a rare opportunity to acquire a substantial family residence in a sought after village location, where attention to detail and quality of living are evident throughout. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

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: G

Tenure: Freehold





- Stunning Five/Six Bedroom Property
- Semi Rural Village Location
- Beautifully Presented Throughout
- Formal Dining Room, Snug/Family Room & Living Room
- Breakfast Kitchen with Feature Island & Bi-Fold Doors to Rear Garden
- Five Double Bedrooms (Three Bathrooms, Two En-Suite) + Office / Dressing Room / Bedroom Six
- Large Loft with Conversion Potential
- Private South Facing Rear Garden
- Garage & Driveway Parking

PORCH

FORMAL DINING ROOM

14' 3" x 16' 2" (4.34m x 4.92m)

SNUG/FAMILY ROOM

10' 10" x 16' 6" (3.29m x 5.02m)

LIVING ROOM

12' 4" x 20' 0" (3.77m x 6.10m)

BREAKFAST KITCHEN

16' 4" x 12' 6" (4.98m x 3.80m)

UTILITY

9' 4" x 5' 10" (2.85m x 1.79m)

WC

BOILER ROOM

5' 5" x 6' 3" (1.64m x 1.91m)

SIDE PASSAGE

5' 3" x 10' 4" (1.60m x 3.15m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 11" x 17' 5" (4.85m x 5.32m)

WC

3' 6" x 7' 4" (1.06m x 2.24m)



OFFICE/DRESSING ROOM/BEDROOM SIX

11' 10" x 14' 0" (3.60m x 4.26m)

BEDROOM TWO

11' 3" x 12' 3" (3.44m x 3.74m)

ENSUITE

6' 6" x 10' 4" (1.98m x 3.15m)

BEDROOM THREE

10' 11" x 13' 3" (3.32m x 4.03m)

BEDROOM FOUR

10' 10" x 13' 1" (3.30m x 4.00m)

BEDROOM FIVE

10' 8" x 10' 3" (3.26m x 3.12m)

BATHROOM

7' 3" x 10' 2" (2.20m x 3.11m)

SECOND FLOOR

LOFT AREA

OUTSIDE THE PROPERTY

GARAGE

16' 1" x 17' 7" (4.89m x 5.37m)

TOTAL SQUARE FOOTAGE

335.0 sq.m (3601 sq.ft) approx.

PRIVATE REAR GARDEN

DRIVEWAY PARKING FOR MULTIPLE VEHICLES



ITEMS INCLUDED IN THE SALE

Bertazoni free standing cooker, fitted fridge (utility), Neff dishwasher, garden shed, all carpets, blinds and light fittings, garden gazebo, hot tub and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - mains electricity and sewers. Broadband - ADSL copper wire.

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.

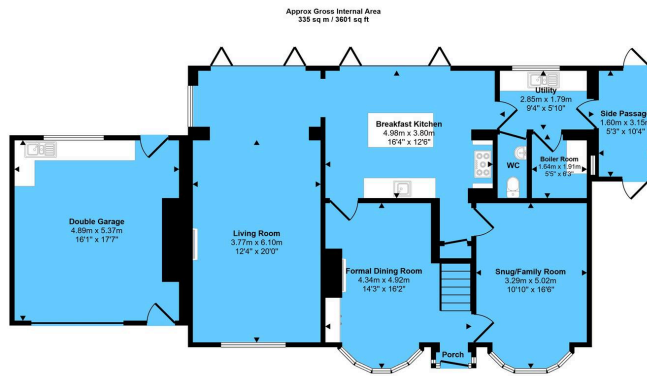
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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

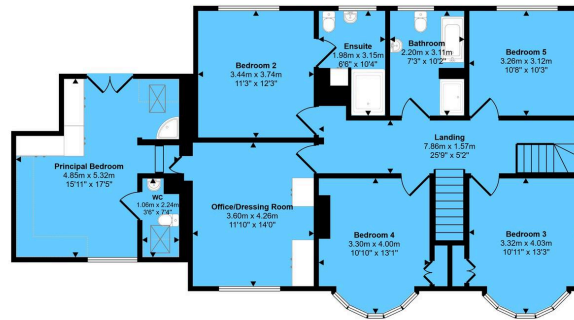
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

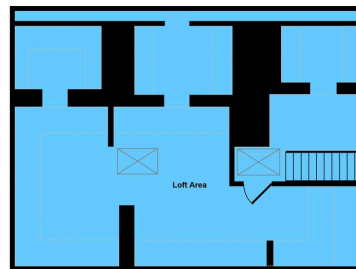




Ground Floor
Approx 134 sq m / 1447 sq ft



First Floor
Approx 122 sq m / 1318 sq ft



Second Floor
Approx 78 sq m / 836 sq ft

Denotes head height below 1.5m

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

Xact Homes

170 Station Road, Balsall Common – CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

