



Foxley Drive, Catherine-De-Barnes, Solihull

Guide Price £275,000





PROPERTY OVERVIEW

This impressive two bedroom top floor apartment offers a superb opportunity for those seeking a blend of modern comfort and convenience in a desirable semi-rural location, close to all local amenities. The property is accessed through a large entrance hallway that provides a welcoming sense of arrival and leads to ample storage options, ensuring a clutter-free living environment. The abundance of natural light throughout the apartment creates a bright and airy atmosphere, enhancing the spacious feel of the interior. The large living room is perfect for both relaxing and entertaining, seamlessly flowing into a generous dining area that offers plenty of space for family meals or social gatherings. The open plan layout continues into a well-appointed fitted kitchen, complete with integrated appliances (including oven, hob, and fridge freezer) for a sleek and functional cooking space. Off the living room, a private balcony offers an ideal spot to unwind and enjoy the views. Both bedrooms are generously sized, with the principal bedroom benefiting from a stylish ensuite bathroom for added privacy and comfort. A separate family bathroom serves the second bedroom and guests, finished to a high standard with contemporary fittings.



The apartment also benefits from an allocated parking space, ensuring convenience for residents and visitors alike. Residents enjoy access to well-maintained communal grounds (perfect for relaxing or socialising with neighbours). This property combines the tranquillity of its semi-rural setting with the practicality of nearby amenities, making it an excellent choice for professionals, couples, or small families seeking a high-quality home in a sought-after area.

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: E

Tenure: Leasehold



- Two Bedroom Top Floor Apartment
- Semi-Rural Location Close To All Local Amenities
- Abundance Of Natural Light Throughout
- Large Open Plan Kitchen / Living & Dining Room
- Two Generously Sized Double Bedrooms
- Family Bathroom & En-Suite
- Allocated Parking Space
- Well Maintained Grounds



ENTRANCE HALLWAY

9' 11" x 8' 1" (3.01m x 2.47m)

LIVING/DINING ROOM

17' 0" x 21' 3" (5.17m x 6.48m)

KITCHEN

9' 2" x 8' 4" (2.80m x 2.54m)

PRINCIPAL BEDROOM

18' 3" x 10' 4" (5.55m x 3.16m)

ENSUITE

8' 0" x 6' 1" (2.43m x 1.86m)

BEDROOM TWO

11' 3" x 9' 3" (3.44m x 2.83m)

BATHROOM

5' 11" x 7' 1" (1.81m x 2.15m)

TOTAL SQUARE FOOTAGE

86.0 sq.m (929 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING

WELL MAINTAINED COMMUNAL GROUNDS

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, washer/dryer, all carpets and blinds and fitted wardrobes in two bedrooms.



ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.
Broadband - FTTP (fibre to the premises). Loft space - part boarded. Service charge & Ground rent - please check with agent.

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
86 sq m / 929 sq ft



Floorplan

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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