



Barnfield Drive, Solihull

Guide Price **£500,000**





PROPERTY OVERVIEW

This impressive four bedroom detached family home is set on a quiet road close to all local amenities and highly regarded schools, making it an ideal choice for families seeking both convenience and a peaceful setting.

Upon entering, you are greeted by a welcoming entrance hallway that leads to the heart of the property. The dual aspect living room is flooded with natural light, creating a bright and inviting space perfect for relaxing or entertaining guests. The spacious fitted kitchen and dining room provide ample room for family meals and gatherings, featuring modern units and generous worktop space to suit all culinary needs. A guest cloakroom adds further practicality to the ground floor layout, while the single garage offers secure storage or parking.

Upstairs, the property boasts four generously sized bedrooms, ensuring plenty of space for the whole family. The principal bedroom benefits from its own en-suite shower room, providing a private retreat for the homeowners. The remaining bedrooms are served by a well-appointed family bathroom, designed with both style and functionality in mind.

Outside, the property enjoys a private and well-maintained rear garden. A front driveway provides convenient parking for multiple vehicles, perfect for both residents and guests.





With its thoughtful layout, spacious accommodation, and prime location close to excellent schools and amenities, this detached home represents a rare opportunity for families looking to settle in a sought-after area. Early viewing is highly recommended to fully appreciate the space and quality this property 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: E

Tenure: Freehold



- Four Bedroom Family Home Situated On A Quiet And Sought-After Road
- Spacious Dual Aspect Living Room With Excellent Natural Light
- Modern Fitted Kitchen With Adjoining Dining Room, Ideal For Family Living
- Principal Bedroom With Private En-Suite Shower Room
- Three Further Generously Sized Bedrooms Plus Family Bathroom
- Private And Well-Maintained Rear Garden
- Driveway Parking For Multiple Vehicles Plus Single Garage
- Conveniently Located Close To Highly Regarded Schools And Local Amenities



ENTRANCE PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

24' 1" x 11' 7" (7.34m x 3.54m)

KITCHEN

10' 3" x 9' 5" (3.12m x 2.86m)

DINING ROOM

10' 10" x 7' 10" (3.29m x 2.39m)

INTEGRAL GARAGE

17' 3" x 8' 4" (5.25m x 2.53m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 7" x 11' 3" (4.76m x 3.43m)

ENSUITE

6' 8" x 5' 4" (2.02m x 1.63m)

BEDROOM TWO

11' 7" x 10' 4" (3.54m x 3.15m)

BEDROOM THREE

13' 2" x 8' 2" (4.02m x 2.50m)

BEDROOM FOUR

10' 4" x 7' 11" (3.16m x 2.42m)

BATHROOM

7' 3" x 6' 9" (2.21m x 2.07m)

TOTAL SQUARE FOOTAGE

132.0 sq.m (1425 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, microwave, dishwasher, all carpets, all blinds, all light fittings and fitted wardrobes in all four bedrooms.

ADDITIONAL INFORMATION

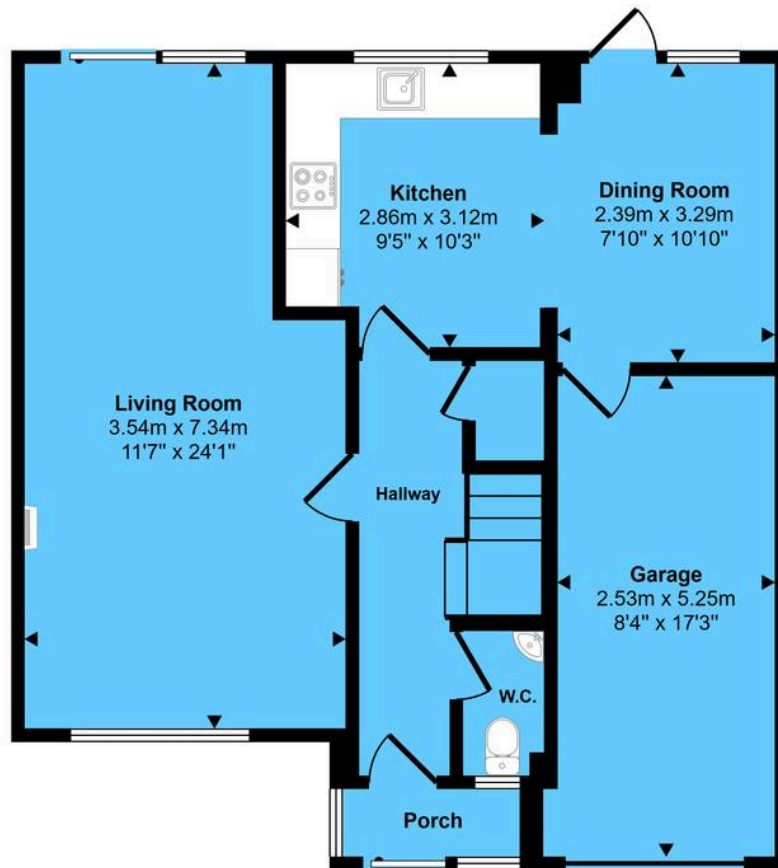
Services - direct mains water (with water meter), sewers and electricity. Loft - boarded.

INFORMATION FOR POTENTIAL BUYERS

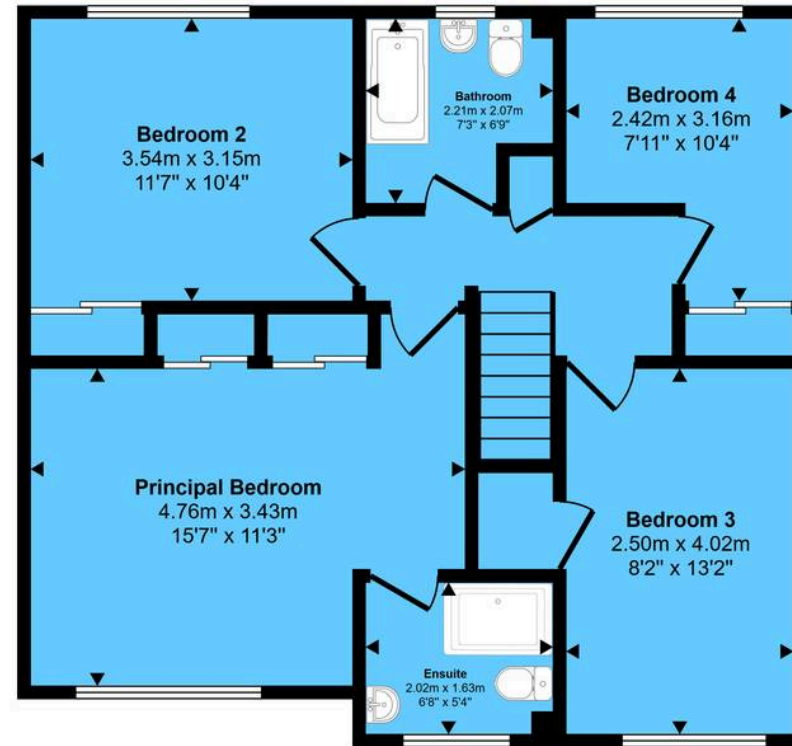
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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
132 sq m / 1425 sq ft



Ground Floor
Approx 68 sq m / 731 sq ft



First Floor
Approx 64 sq m / 694 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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