



## Catherines Close, Catherine-De-Barnes

Guide Price £650,000





## PROPERTY OVERVIEW

This impressive four bedroom, three bathroom semi-detached bungalow is located in the desirable village of Catherine-De-Barnes. Set behind a large tarmac driveway, the property enjoys ample off-road parking and is further complemented by a full size double garage, ideal for additional storage or secure parking.

Upon entering via the welcoming hallway, you are greeted by a spacious dual aspect lounge featuring a charming fireplace and French doors that open directly onto the rear garden. The separate dining room also boasts a feature fireplace, creating an inviting space for entertaining family and friends.

The ground floor offers two well-proportioned bedrooms, served by two well-appointed bathrooms. The principal suite is enhanced by fitted wardrobes, a bay window overlooking the garden, and an en-suite shower room. To the rear, a fully fitted kitchen provides ample workspace and storage, while the adjoining conservatory offers a tranquil spot for morning coffee or casual dining.

Upstairs, you will find two additional double bedrooms, both serviced by a shower room.





The outside space is equally impressive, with a beautifully landscaped rear garden designed for both relaxation and entertaining. A full width patio area provides the perfect setting for al fresco dining or summer gatherings, while the expansive lawn is bordered by mature shrubs and flowerbeds, offering privacy and year-round colour. The garden benefits from a sunny aspect and is easily accessed from both the lounge and conservatory, creating a seamless flow between indoor and outdoor living.

To the front, the substantial tarmac driveway accommodates multiple vehicles and is framed by attractive planting, enhancing the property's kerb appeal. The double garage is equipped with power and lighting, making it suitable for a variety of uses such as a workshop, gym, or secure storage.

The property is offered to the market with the benefit of no upward chain, making it an ideal choice for those seeking a smooth and swift move.

The property's position within Catherine-De-Barnes village ensures a peaceful setting, while being conveniently located for local amenities, schools, and transport links to Solihull, Birmingham, and beyond.

This is a rare opportunity to acquire a versatile and spacious family home in a sought-after village location.





## PROPERTY LOCATION

Situated in the desirable village of Catherine-de-Barnes, this property enjoys a charming semi-rural setting with a strong community feel. 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: E

Tenure: Freehold

- Four Bedroom, Three Bathroom Semi-Detached Bungalow Located Within Catherine-De-Barnes Village
- Set Behind a Large Tarmac Driveway Which is Supported By A Full Size Double Garage
- The Property Is Accessed Via The Entrance Hallway & Includes A Large Dual Aspect Lounge With French Doors Onto The Garden & Feature Fireplace And A Separate Dining Room, Also With A Feature Fireplace
- To The Rear Of The Property Is A Fully Fitted Kitchen Which Is Supported By A Conservatory
- On The Ground Floor There Are Two Bedrooms & Two Bathrooms, With The Principal Bedroom Boasting Fitted Wardrobes, A Bay Window & An En-Suite Shower Room
- Located On the First Floor Are Two Further Double Bedrooms Which Are Served By A Shower Room
- To The Rear Of The Property Is A Large Landscaped Garden Which Benefits From A Full Width Patio Area
- Offered To The Market With The Benefit Of No Upward Chain



**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**LOUNGE**

16' 10" x 15' 11" (5.13m x 4.84m)

**DINING ROOM**

18' 8" x 13' 9" (5.70m x 4.18m)

**KITCHEN**

12' 0" x 7' 4" (3.65m x 2.24m)

**CONSERVATORY**

10' 6" x 6' 11" (3.21m x 2.10m)

**PRINCIPAL BEDROOM**

12' 10" x 11' 5" (3.91m x 3.48m)

**ENSUITE**

6' 7" x 4' 5" (2.01m x 1.35m)

**BEDROOM TWO**

8' 6" x 6' 8" (2.58m x 2.03m)

**BATHROOM**

8' 2" x 6' 5" (2.50m x 1.96m)

**FIRST FLOOR**

**BEDROOM THREE**

15' 3" x 14' 4" (4.65m x 4.37m)

**BEDROOM FOUR**

15' 9" x 6' 11" (4.79m x 2.10m)

**SHOWER ROOM**

7' 7" x 3' 8" (2.30m x 1.13m)

**TOTAL SQUARE FOOTAGE**

184.0 sq.m (1982 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DOUBLE GARAGE**

17' 9" x 17' 9" (5.42m x 5.40m)

### **DRIVEWAY PARKING**

### **LANDSCAPED GARDEN**

### **FULL WIDTH PATIO AREA**

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

Neff integrated oven, integrated hob, kitchen extractor, fridge, freezer, washing machine, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in two bedrooms. Furniture available upon request.

### **ADDITIONAL INFORMATION**

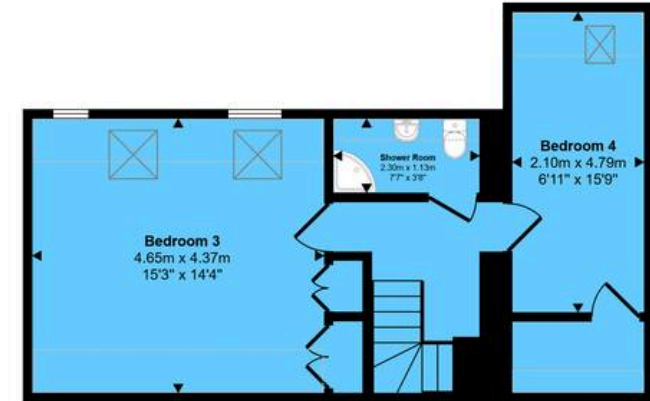
Services - direct mains water, sewers and electricity.  
Broadband - FTTC (fibre to the cabinet).

### **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  
184 sq m / 1982 sq ft



First Floor  
Approx 46 sq m / 492 sq ft

Ground Floor  
Approx 138 sq m / 1490 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 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.

# Xact Homes

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