



Oakfields Way, Catherine-de-Barnes

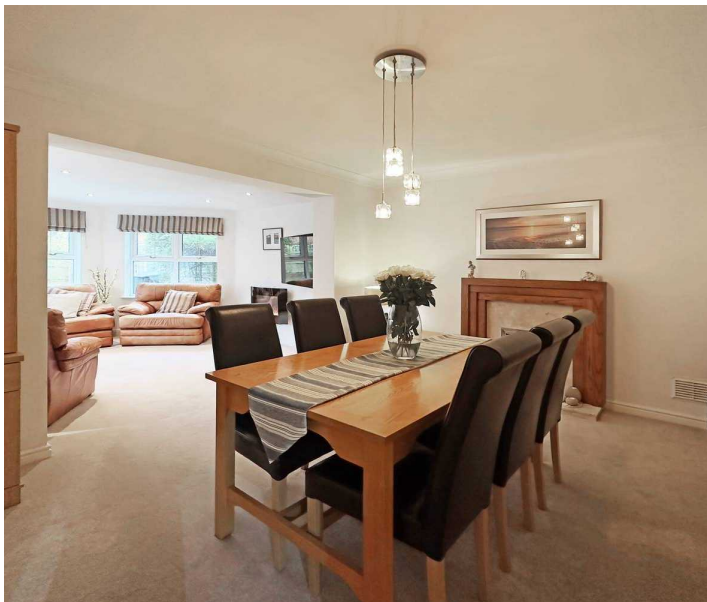
Guide Price £585,000





PROPERTY OVERVIEW

Situated in the popular village of Catherine-de-Barnes, a fantastic opportunity to purchase this impressive four bedroom detached which must be viewed internally to be appreciated. The property has been well maintained and benefits from gas central heating, double glazing and has the added attraction of a south facing rear garden and ample parking to the front for 5/6 cars. The accommodation in more detail comprises of: impressive entrance hall, guest cloakroom, snug, sitting room/office, lounge/dining room, luxury fitted breakfast kitchen, four good sized bedrooms, ensuite shower room, family bathroom and south facing rear garden.





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: F

Tenure: Freehold



- Impressive Four Bedroom Spacious Detached
- Popular Village Of Catherine-de-Barnes
- Semi Rural Location
- Immaculately Maintained & Decorated
- Luxury Fitted Breakfast Kitchen
- Early & Internal Viewing Essential
- South Facing Rear Garden

**ENTRANCE HALL**

15' 10" x 9' 4" (4.83m x 2.84m)

WC

6' 7" x 3' 1" (2.01m x 0.94m)

SNUG

12' 6" x 9' 8" (3.81m x 2.95m)

SITTING ROOM/OFFICE

16' 11" x 7' 11" (5.16m x 2.41m)

LOUNGE/DINING ROOM**LOUNGE AREA**

15' 5" x 12' 11" (4.70m x 3.94m)

DINING AREA

15' 0" x 11' 9" (4.57m x 3.58m)

BREAKFAST KITCHEN

14' 1" x 9' 9" (4.29m x 2.97m)

FIRST FLOOR**BEDROOM ONE**

14' 1" x 13' 0" (4.29m x 3.96m)

ENSUITE

6' 4" x 4' 11" (1.93m x 1.50m)

BEDROOM TWO

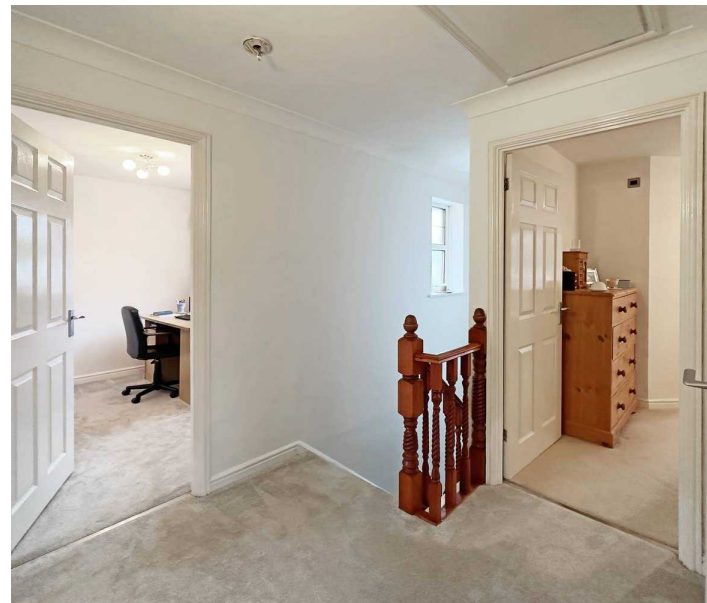
13' 7" x 9' 0" (4.14m x 2.74m)

BEDROOM THREE

11' 6" x 9' 0" (3.51m x 2.74m)

BEDROOM FOUR

8' 10" x 7' 6" (2.69m x 2.29m)



**BATHROOM**

6' 10" x 6' 8" (2.08m x 2.03m)

TOTAL SQUARE FOOTAGE

143.6 sq.m (1546 sq.ft) approx.

OUTSIDE THE PROPERTY**AMPLE ON DRIVE PARKING****SOUTH FACING REAR GARDEN****ITEMS INCLUDED IN THE SALE**

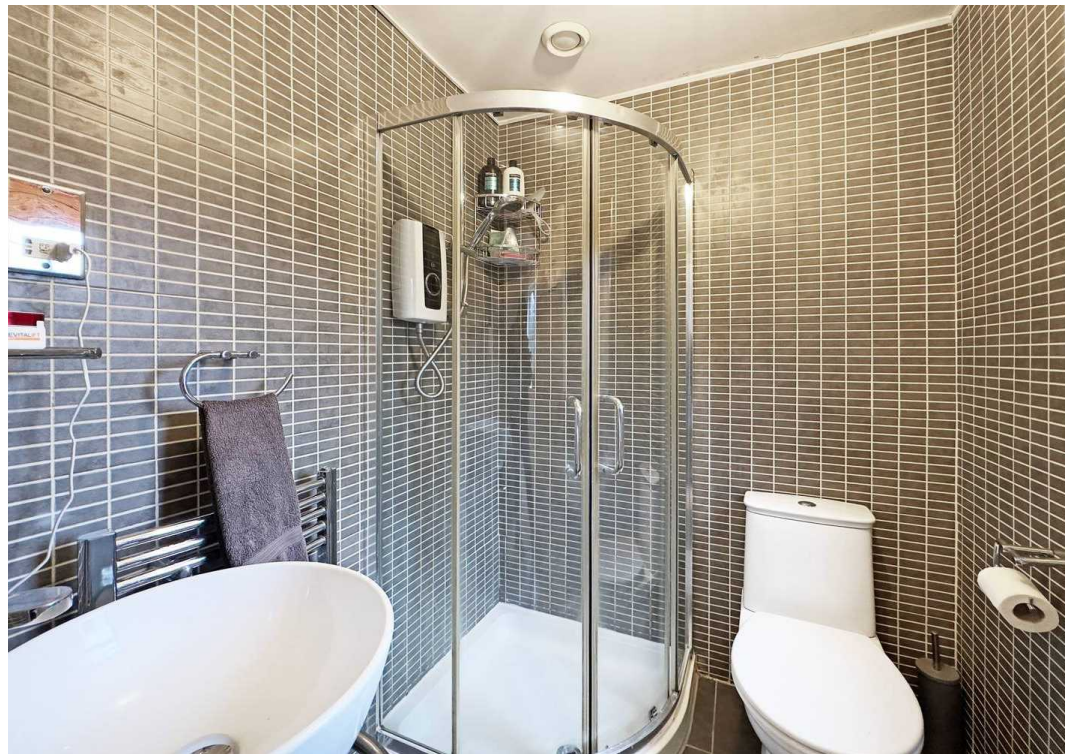
Zanussi integrated oven, Neff integrated hob, Zanussi extractor, Zanussi fridge/freezer, Neff dishwasher, all carpets, curtains and blinds, some light fittings, fitted wardrobes in two bedrooms and garden shed.

ADDITIONAL INFORMATION

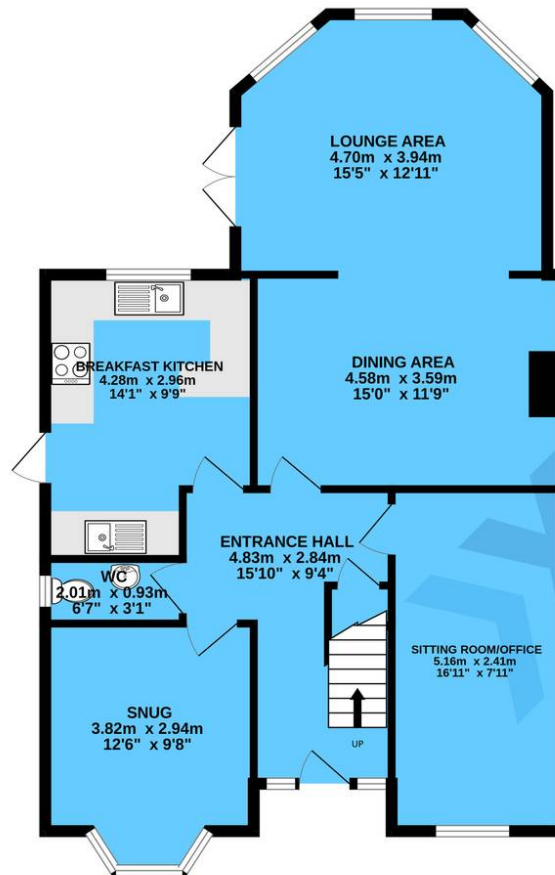
Services - water meter, mains gas, electricity and sewers. Broadband - BT. Loft space - part boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

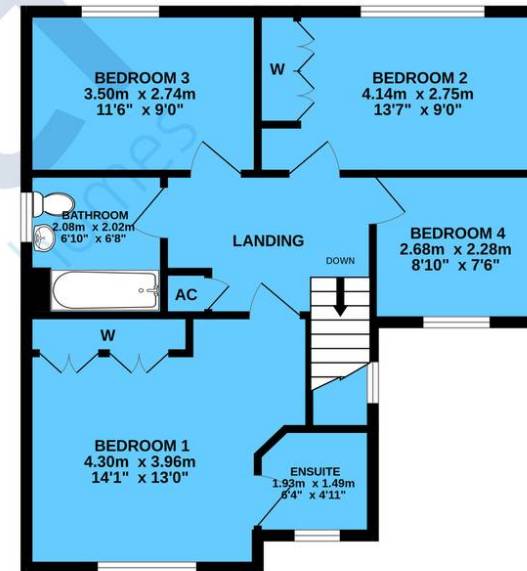
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 143.6 sq.m. (1546 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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