



# Hob Lane, Barston

Guide Price £1,350,000

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## PROPERTY OVERVIEW

This beautifully presented five bedroom detached property has been owned by the same family for over 30 years and is set behind a gated entrance in a secluded rural location with views over open countryside to all aspects. Benefitting from being only a short drive from Knowe, Solihull and Barston and positioned in a private 1 acre plot, the property is available to purchase with no onward chain, this ready to move into family home offers well proportioned accommodation with further potential to extend (STPP). In summary the property provides potential purchasers with:- wide entrance hallway with a woodburning stove, contemporary L-shaped breakfast kitchen with bi-fold doors overlooking the rear garden, sitting room / snug, dining area opening onto a dual aspect living room, large utility room, guest WC; to the first floor there are four excellent size bedrooms (principal bedroom with dressing area & en-suite facilities), family bathroom and to the second floor there is a small guest bedroom (with access to an enclosed store room / play area) with an adjacent guest bathroom.







Outside the 1 acre gardens extend to all sides of the property and offer uninterrupted views over open countryside being mainly lawned enclosed by hedgerows, mature trees and an orchard in the apex of the plot behind the outbuildings. To the front of the property behind the gated entrance there is a large driveway providing parking for multiple vehicles and a detached double garage.

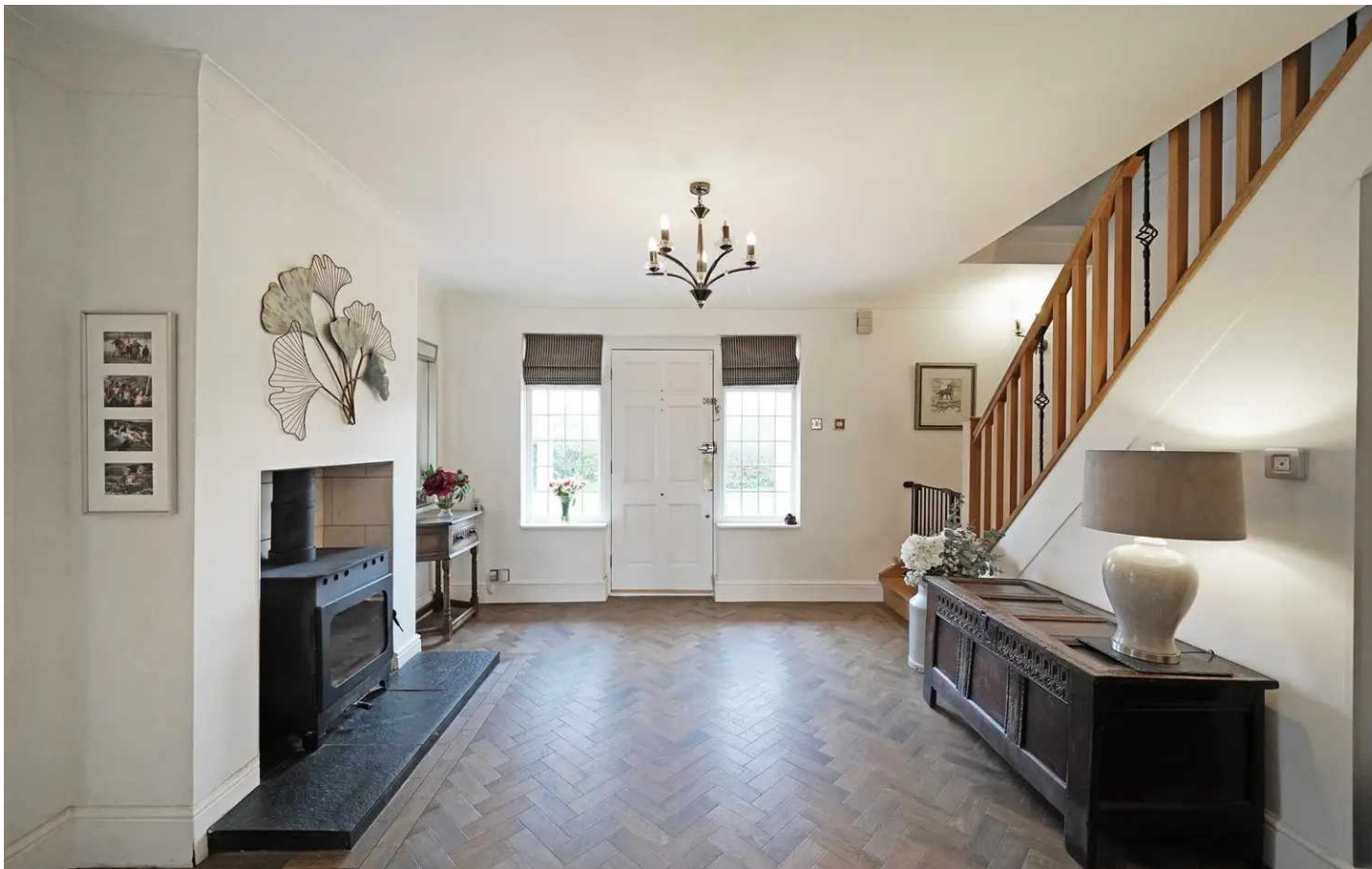
Viewing is highly recommended and is strictly by appointment only with Xact Homes 01676 534 411.

#### PROPERTY LOCATION

Barston is a delightful and charming village benefiting from an active village community and having two pubs and a church, being conveniently situated near to Knowle and Dorridge villages and also Solihull town centre and having nearby main rail links into Birmingham and London. In addition to being serviced by school buses to local primary and secondary schools the property is just 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 M42 / M40.





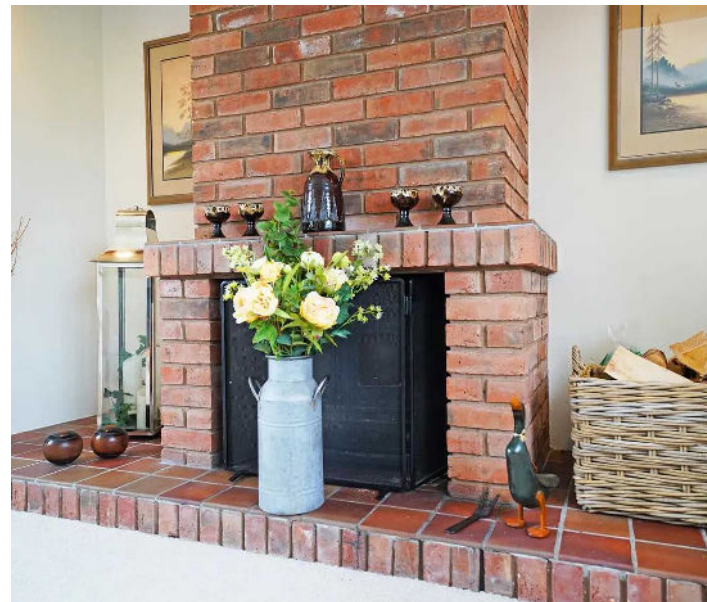


The excellent shopping facilities of Touchwood Court in Solihull are easily accessible and the towns of Warwick, Leamington and Kenilworth are also just a short drive away. Birmingham International Airport is located close to Junction 6 of the M42 and is less than 15 minutes away.

Council Tax band: G

Tenure: Freehold

- Five Bedroom Detached Family Home
- One Acre Plot
- Views Over Open Countryside To All Aspects
- Beautifully Presented Throughout
- Re-Fitted Breakfast Kitchen
- Five Bedrooms (1 x En-Suite)
- Extensive Driveway Parking & Detached Double Garage
- Completely Private Rural Location







#### **ENTRANCE HALLWAY**

#### **WC**

3' 3" x 3' 11" (1.00m x 1.20m)

#### **BREAKFAST KITCHEN**

18' 10" x 17' 3" (5.75m x 5.25m)

#### **SITTING ROOM / SNUG**

13' 5" x 10' 6" (4.10m x 3.20m)

#### **DINING AREA**

18' 1" x 11' 6" (5.50m x 3.50m)

#### **LIVING ROOM**

13' 11" x 11' 6" (4.25m x 3.50m)

#### **UTILITY ROOM**

13' 7" x 11' 10" (4.15m x 3.60m)

#### **WC**

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

13' 7" x 11' 10" (4.15m x 3.60m)

#### **DRESSING AREA**

#### **ENSUITE**

9' 10" x 8' 2" (3.00m x 2.50m)

#### **BEDROOM TWO**

14' 9" x 14' 1" (4.50m x 4.30m)

#### **BEDROOM THREE**

13' 0" x 11' 6" (3.95m x 3.50m)

#### **BEDROOM FOUR**

13' 0" x 8' 10" (3.95m x 2.70m)

#### **BATHROOM**

11' 10" x 8' 10" (3.60m x 2.70m)





## **SECOND FLOOR**

### **BEDROOM FIVE**

11' 0" x 8' 2" (3.35m x 2.50m)

### **BATHROOM**

9' 10" x 5' 11" (3.00m x 1.80m)

### **TOTAL SQUARE FOOTAGE**

Total floor area: 261.0 sq.m. = 2809 sq.ft. approx.

### **OUTSIDE THE PROPERTY**

#### **ONE ACRE GARDENS**

#### **PARKING AVAILABLE FOR MULTIPLE VEHICLES**

#### **DETACHED DOUBLE GARAGE**

19' 0" x 18' 6" (5.80m x 5.65m)

#### **STORE**

8' 2" x 6' 10" (2.50m x 2.08m)

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

Rangemaster free standing cooker, integrated oven / microwave, fridge freezer, dishwasher, wine fridge, carpets, curtains, blinds and light fittings.

#### **ADDITIONAL INFORMATION**

Services - LPG, electricity and septic tank. Broadband - Superfast Fibre with BT. Loft space - boarded with 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.







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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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