

Barrington Road, Solihull

Offers Over **£350,000**

xact HOMES







PROPERTY OVERVIEW

This wonderful four bedroom semi-detached family home is full of charm and character, and is set on a quiet road close to all local amenities and highly regarded schools. The property has been thoughtfully extended to provide a large loft conversion, adding valuable living space to suit a growing family or those in need of a versatile layout. Upon entering, you are welcomed by a spacious entrance hallway with ample storage space, setting the tone for the rest of the house. The ground floor offers two well-proportioned reception rooms, including a formal dining room ideal for entertaining and a cosy living room perfect for relaxing evenings. The generously sized fitted kitchen features ample storage and work surfaces, making it a practical and attractive space for family meals or hosting guests. An integral garage store provides additional convenience and storage options. On the first floor, you will find three bedrooms, including two doubles with fitted storage and a versatile single bedroom currently used as a home office, as well as a well-appointed family bathroom. The second floor boasts a converted loft that serves as a spacious fourth bedroom, which can easily be adapted as a double bedroom, home office or children's playroom, depending on your needs.







A standout feature is the delightful rear garden full of established shrubs and borders. The property also benefits from a driveway with space for multiple vehicles, ensuring parking is never an issue for residents or visitors. Throughout, the home is presented in excellent order, blending period features with modern updates to create an inviting and practical living environment. This property is ideal for families seeking a comfortable and flexible home in a sought-after location with easy access to schools, shops and transport links. Viewing is highly recommended to fully appreciate the space, character and potential on 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: C

Tenure: Freehold



- Delightful Four Bedroom Semi-Detached Family Home
- Stunning Rear Garden With Well Established Borders
- Two Versatile Reception Rooms & Large Fitted Kitchen
- Close To All Local Amenities & Schools
- Full Of Character & Charm
- Abundance Of Natural Light Throughout
- Loft Converted Into A Large Double Bedroom
- Driveway & Integral Garage Store
- Early Viewing Essential

ENTRANCE HALLWAY

LIVING ROOM
9' 8" x 15' 1" (2.95m x 4.60m)

DINING ROOM
9' 9" x 12' 10" (2.98m x 3.91m)

KITCHEN
12' 6" x 11' 5" (3.82m x 3.47m)

GARAGE STORE
5' 1" x 14' 0" (1.56m x 4.26m)

FIRST FLOOR

BEDROOM ONE
8' 4" x 14' 1" (2.53m x 4.28m)

BEDROOM TWO
9' 11" x 12' 8" (3.02m x 3.86m)

BEDROOM THREE/OFFICE
6' 6" x 8' 7" (1.97m x 2.61m)

BATHROOM
6' 6" x 8' 11" (1.98m x 2.72m)

SECOND FLOOR

BEDROOM FOUR
9' 2" x 11' 5" (2.79m x 3.47m)

TOTAL SQUARE FOOTAGE
114.0 sq.m (1222 sq.ft) approx



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

DELIGHTFUL REAR GARDEN

ITEMS INCLUDED IN THE SALE

Free standing cooker, Extractor, Fridge/freezer, Dishwasher, All carpets, curtains and blinds and some light fittings.

ADDITIONAL INFORMATION

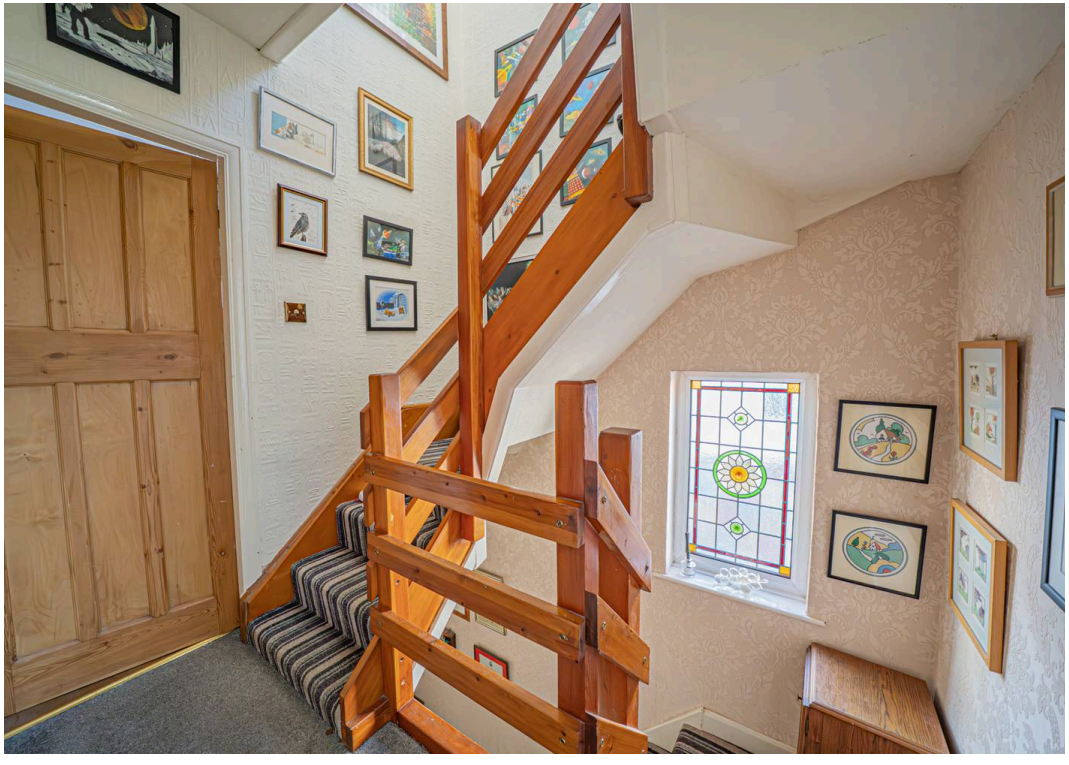
Services – mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – boarded.

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.

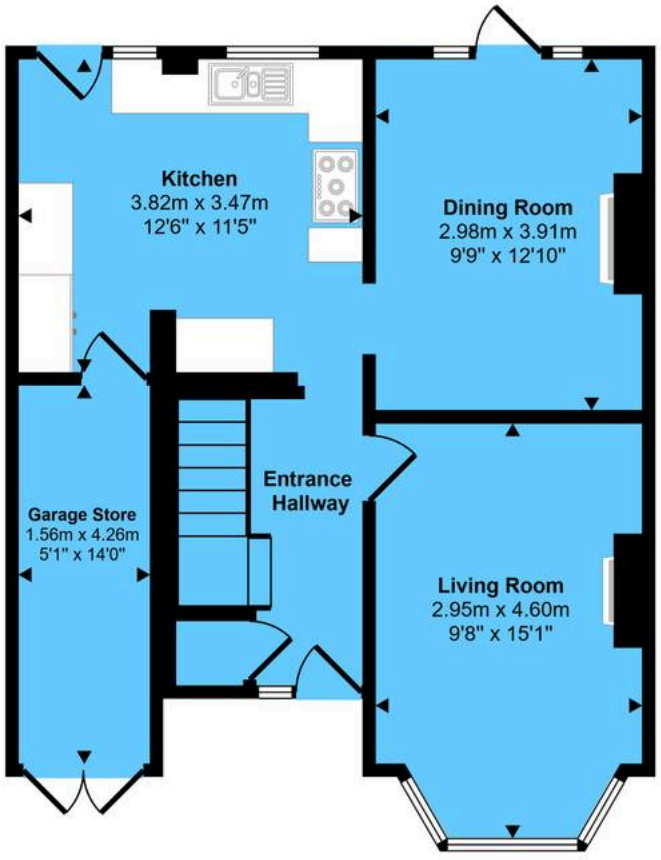




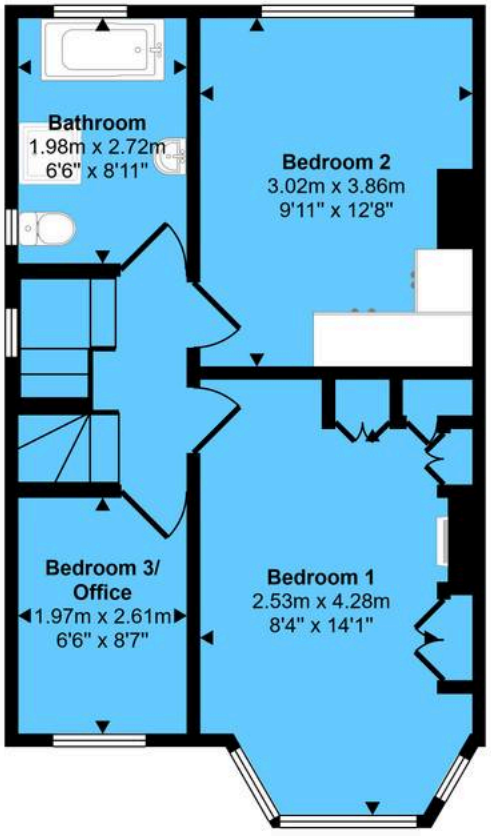




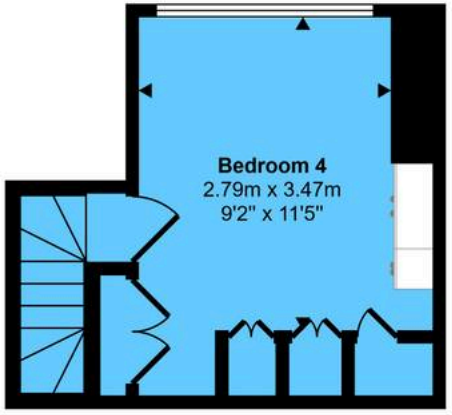
Approx Gross Internal Area
114 sq m / 1222 sq ft



Ground Floor
Approx 54 sq m / 584 sq ft



First Floor
Approx 43 sq m / 458 sq ft



Second Floor
Approx 17 sq m / 180 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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