



smarthomes

Barn Lane

Solihull, West Midlands, B92 7LZ

- An Extended Semi Detached Property
- Three Bedrooms
- South Facing Rear Garden
- No Upward Chain

£272,500

EPC Rating 66

Current Council Tax Band C





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway providing off road parking extending to UPVC double glazed door to side passage and further UPVC double glazed door leading through to



Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage area and door to side passage, laminate flooring, obscure window to front and door leading through to

Lounge Diner

24' 3" x 11' 5" (7.4m x 3.5m) With double glazed bay window to front elevation, two ceiling light points, laminate flooring, two radiators, gas fireplace with wooden surround and obscure glazed double doors leading through to



Extended Kitchen to Rear

14' 9" x 8' 10" (4.5m x 2.7m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets with complementary work surfaces, Belfast style sink with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset eye-level Zanussi oven, dishwasher, radiator, ceiling light points, coving to ceiling, laminate flooring, double glazed window to rear, UPVC double glazed door leading out to the South facing rear garden and door leading into



Utility Room

7' 6" x 4' 3" (2.3m x 1.3m) With double glazed window to side passage, wall mounted Worcester Bosch boiler, wall unit, laminate work surface, space and plumbing for washing machine and tumble dryer, space for fridge freezer, tiled flooring, ceiling light point and radiator

Side Passage

23' 7" x 5' 10" max (7.2m x 1.8m) With double glazed door and window to rear, ceiling light point and UPVC obscure double glazed door to driveway



Accommodation on the First Floor

Landing

With ceiling light point, loft access, obscure double glazed window to side and doors leading off to



Bedroom One to Front

13' 5" into bay x 10' 2" (4.1m x 3.1m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

10' 9" x 10' 5" (3.3m x 3.2m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

7' 2" x 5' 6" (2.2m x 1.7m) With double glazed window to front elevation, radiator, laminate flooring, useful over-stairs storage cupboard and ceiling light point



Family Bathroom to Rear

7' 2" x 5' 6" (2.2m x 1.7m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to water prone areas, radiator and ceiling spot lights

South Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing and hedging to boundaries, two sheds and a variety of mature shrubs, trees and bushes

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.