



Oak Lane, Barston

Fixed Price £539,950





PROPERTY OVERVIEW

Set within the sought after village of Barston is this significantly extended and beautifully presented four bedroom semi detached house which benefits from stunning views over open fields to the rear of the property.

Set over three floors, this deceptively spacious family home is set back behind a tarmac driveway with space for two cars and fore-garden and briefly affords:- entrance hallway, large open plan breakfast kitchen and family room, living room / dining room, utility, guest cloakroom and large and useful storage area. To the first floor are three excellent double bedrooms and luxury family bathroom. To the second floor is a large principal bedroom with fitted wardrobe and en-suite.

A particular feature of the property is the large landscaped rear garden which is mainly lawn and offers outstanding views to open fields.

This property is situated just 2 miles from Arden Academy and it should be noted that there are school buses running from the center of Barston to both Heart of England School and George Fentham School.

Viewing is strictly via Xact Homes on 01676 534 411.





PROPERTY LOCATION

Barston is a delightful and charming village, which is well known for its traditional village life and for an abundance of walking trails that surround it. It is conveniently situated near to Knowle and Dorridge villages, with Dorridge, near-by Hampton-In-Arden village and Solihull town centre, having main rail links to both Birmingham and London stations. In addition, the property is located 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 M40. The excellent shopping facilities of Solihull are located close by containing many exclusive shops, boutiques and household names such as John Lewis and House of Fraser. Birmingham International Airport is also located close to Junction 6 of the M42.



Council Tax band: D

Tenure: Freehold

- Four Bedroom Semi-Detached House
- Beautifully Presented Throughout
- Open Plan Breakfast Kitchen
- Principal Bedroom with En-Suite
- Stunning Rural Views to the Rear
- Significantly Extended & Improved
- South Facing Rear Garden
- Off Road Parking



HALL

LIVING ROOM

13' 1" x 11' 2" (4m x 3.4m)

SITTING/DINING ROOM

16' 3" x 11' 2" (4.95m x 3.4m)

KITCHEN

14' 7" x 14' 3" (4.45m x 4.35m)

UTILITY ROOM

9' 0" x 7' 10" (2.75m x 2.4m)

BOOT ROOM

WC

FIRST FLOOR

BEDROOM TWO

11' 10" x 10' 10" (3.6m x 3.3m)

BEDROOM THREE

10' 12" x 8' 6" (3.35m x 2.6m)

BEDROOM FOUR

10' 2" x 7' 9" (3.1m x 2.36m)

BATHROOM

10' 10" x 7' 10" (3.3m x 2.4m)

SECOND FLOOR

MASTER BEDROOM

20' 8" x 14' 5" (6.3m x 4.4m)

ENSUITE

5' 9" x 5' 7" (1.75m x 1.7m)



OUTSIDE THE PROPERTY

OFF ROAD PARKING FOR TWO CARS

SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Extractor, microwave, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings, underfloor heating and garden shed.

ADDITIONAL INFORMATION

Services - Oil, mains electricity and sewers.

Broadband - SKY - BT will provide fibre optic. Loft space - loft conversion

MONEY LAUNDERING REGULATIONS

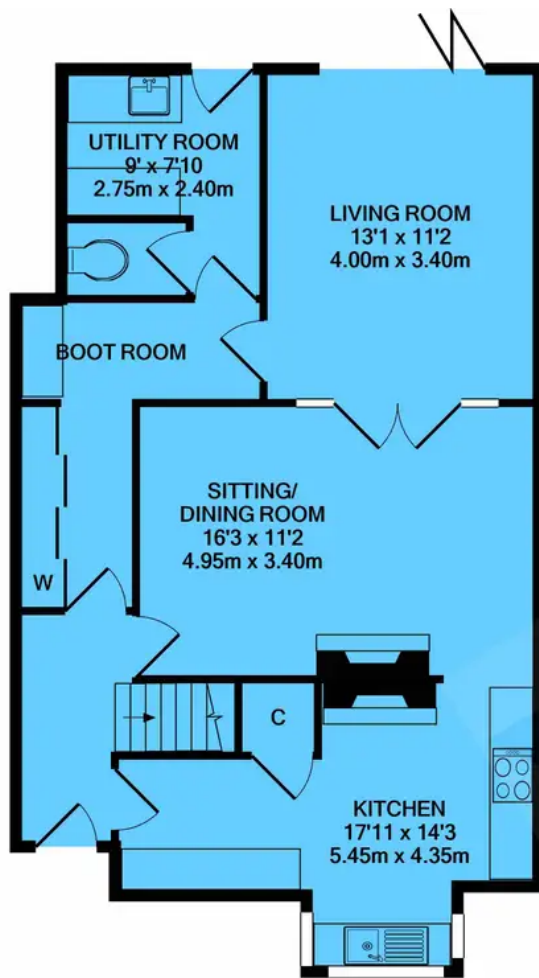
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



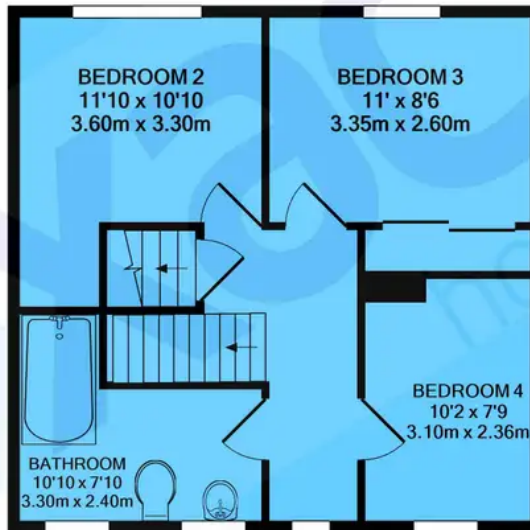




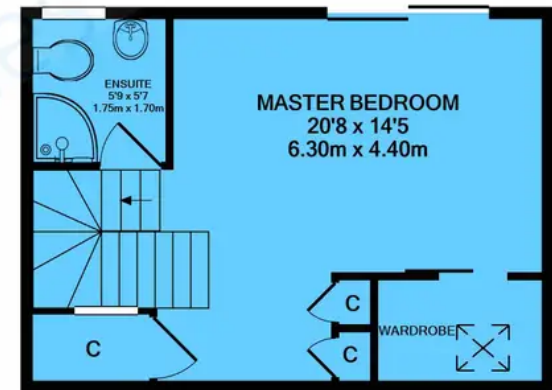




GROUND FLOOR
APPROX. FLOOR
AREA 698 SQ.FT.
(64.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1452 SQ.FT. (134.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

