



## Banner Lane, Barston

Offers in Region of £979,950

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

Providing the most outstanding views across open countryside, this four bedroom detached house is discreetly located down a private driveway in the centre of Barston and resides in a plot of just under half an acre. Having been extended to provide approximately 2000 sq ft of living accommodation with further potential to extend (STPP) & refurbish the accommodation provides potential purchasers with:- entrance hallway, breakfast kitchen, dining room, lounge, sitting room / study, utility area, guest WC, four double bedrooms (2 x en-suite), and a family bathroom.

Outside the mature wrap around gardens extend to just under half an acre and provide the most outstanding views to the South over open countryside. There is driveway parking for several vehicles, caravan space and a double garage.

The property is available to purchase with no onward chain and viewing is recommended to fully appreciate the living space provided and the outstanding rural views.





#### PROPERTY LOCATION

Barston is a delightful and charming village, conveniently situated near to Knowle and Dorridge villages and also Solihull town centre and having main rail links into Birmingham Snow Hill and London Marylebone. 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 M42 / 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: F

Tenure: Freehold

- Four Bedroom Detached House
- Outstanding Views Over Open Countryside
- Just Under Half an Acre of Mature Gardens
- Discreetly Located in the Centre of Barston
- Potential to Extend (STPP)
- Approximately 2000 sq ft
- Two En-Suite Bedrooms



#### ENTRANCE HALLWAY

#### BREAKFAST KITCHEN

18' 1" x 9' 8" (5.50m x 2.95m)

#### DINING ROOM

12' 0" x 12' 0" (3.65m x 3.65m)

#### LOUNGE

19' 4" x 19' 4" (5.90m x 5.90m)

#### SITTING ROOM / STUDY

14' 7" x 11' 10" (4.45m x 3.60m)



**UTILITY AREA**

18' 1" x 7' 10" (5.50m x 2.40m)

**GUEST WC**

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

20' 4" x 17' 9" (6.20m x 5.40m)

**EN-SUITE**

6' 7" x 6' 3" (2.00m x 1.90m)

**BALCONY**

17' 9" x 7' 3" (5.40m x 2.20m)

**BEDROOM TWO**

18' 4" x 12' 0" (5.60m x 3.65m)

**EN-SUITE**

**BEDROOM THREE**

12' 0" x 12' 0" (3.65m x 3.65m)

**BEDROOM FOUR**

12' 0" x 9' 8" (3.65m x 2.95m)

**BATHROOM**

11' 6" x 9' 6" (3.50m x 2.90m)

**OUTSIDE THE PROPERTY**

**DOUBLE GARAGE**

18' 1" x 13' 1" (5.50m x 4.00m)

**MATURE WRAP AROUND GARDENS**

**DRIVEWAY PARKING FOR SEVERAL VEHICLES**

**CARAVAN SPACE**



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

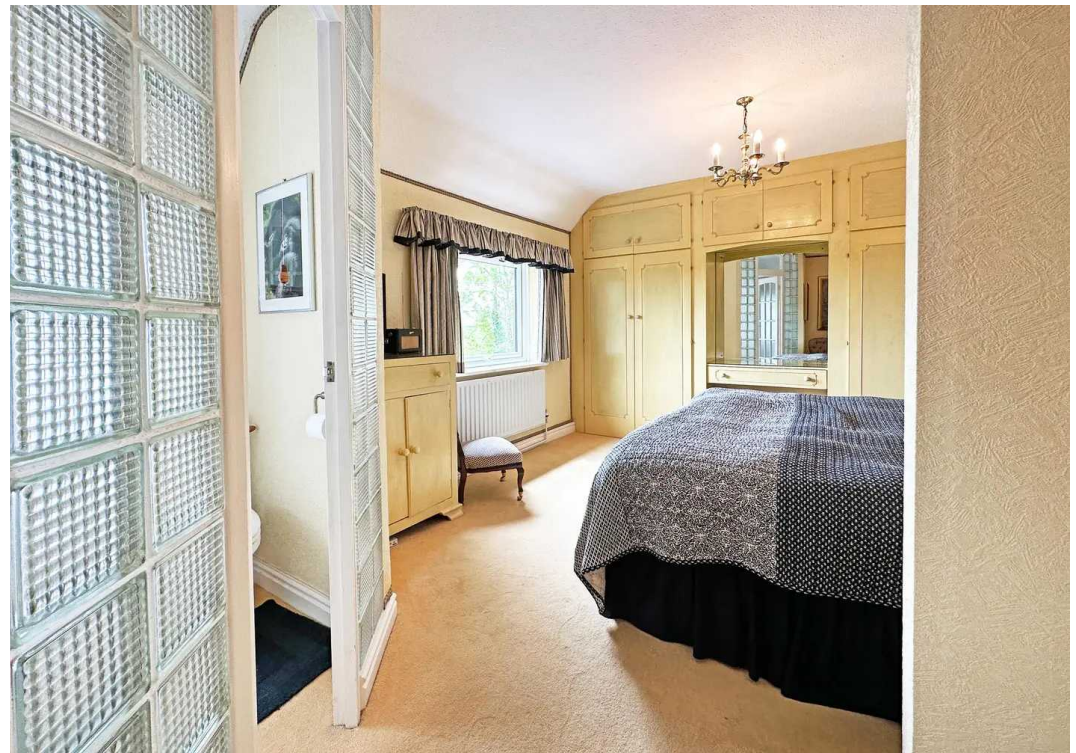
Free standing cooker, extractor, fridge, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms two and three, some light fittings, the tall bookshelves in the sitting room/study, a garden shed, a greenhouse and a summer house.

#### **ADDITIONAL INFORMATION**

Services - oil and electricity. Broadband - BT ultrafast. Loft space - 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



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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**Xact Homes**

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