



Friday Lane, Barston

Prices From £525,000





PROPERTY OVERVIEW

Set behind a private electronically operated gated entrance is this beautifully presented two double bedroom detached bungalow with detached double garage. The property benefits from recently fitted solar panels (generating an income for the property), fitted log burner and electric heating all providing the benefit of low running costs.

The property is conveniently located for both Solihull town centre and the villages of Knowle, Dorridge & Hampton-in-Arden and sits within a private plot with low maintenance gardens to all sides. In summary the property provides potential purchasers with:- entrance porch, open plan living / dining room with integrated log burner, modern breakfast kitchen, two double bedrooms, family bathroom and separate wc.

Externally the property enjoys a Southerly facing aspect with a double garage located to the rear and low maintenance gardens to all sides with pond, raised flower beds and established planting.





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 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: E

Tenure: Freehold



- Two Bedroom Detached Bungalow
- Beautifully Presented Throughout
- Private Gated Entrance
- Solar Panels
- Ideally Located for Access to Solihull, Knowle & Hampton-in-Arden
- Modern Breakfast Kitchen
- Large Living / Dining Room
- Detached Double Garage
- Low Maintenance Wrap Around Garden



ENTRANCE PORCH

LIVING / DINING ROOM
22' 5" x 20' 4" (6.83m x 6.19m)

BREAKFAST KITCHEN
17' 9" x 10' 0" (5.4m x 3.05m)

BEDROOM ONE
15' 7" x 13' 1" (4.75m x 4m)

BEDROOM TWO
12' 4" x 7' 3" (3.75m x 2.2m)

BATHROOM
7' 9" x 6' 5" (2.35m x 1.95m)

SEPARATE WC
4' 1" x 3' 4" (1.24m x 1.02m)

OUTSIDE THE PROPERTY

SOUTHERLY FACING ASPECT

DOUBLE GARAGE
19' 0" x 17' 5" (5.8m x 5.3m)

GARDENS TO ALL SIDES



**ITEMS INCLUDED IN SALE**

Neff integrated double oven, extractor, Neff microwave, fridge freezer, Neff dishwasher, Neff washing machine, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings, solar panels with battery, a log burner, a wall mounted tv and a wine chiller.

ADDITIONAL INFORMATION

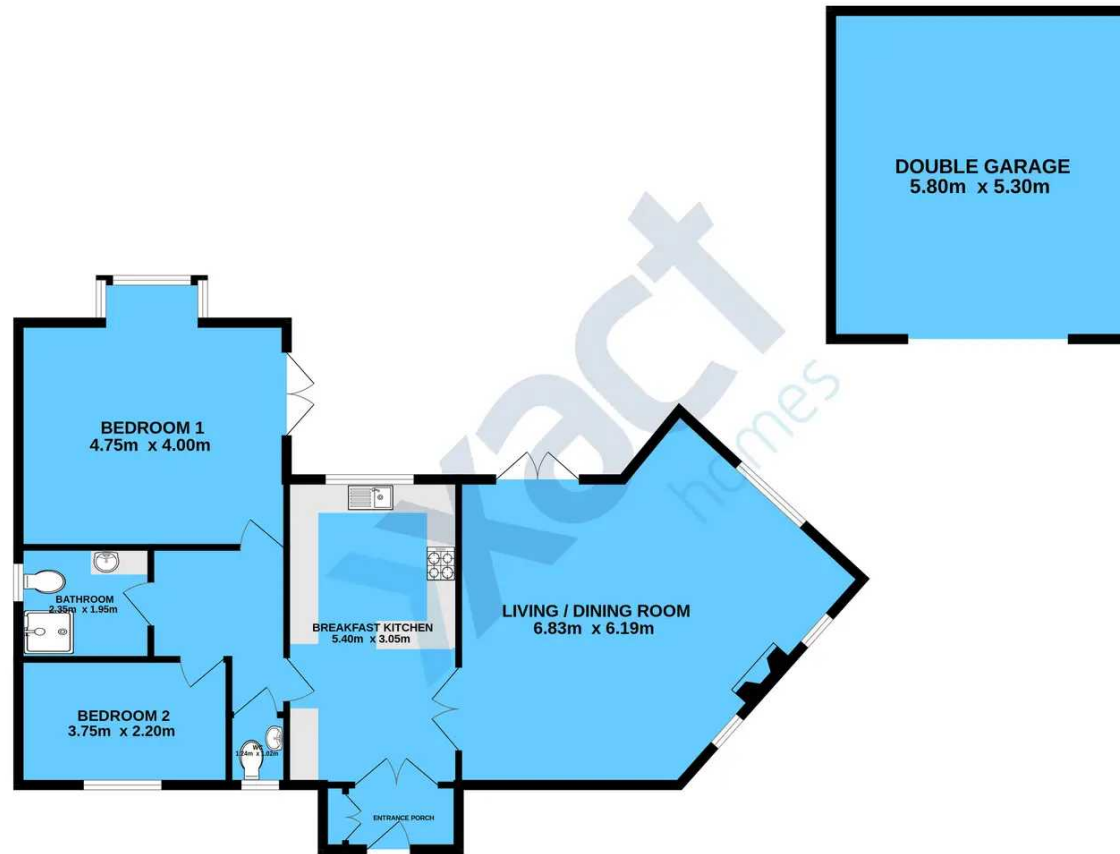
Services - electricity and mains sewers. Broadband - Sky.

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



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.
Made with Metropix 6/2023

Xact Homes

170 Station Road, Balsall Common - CV7 7FD

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

xact
SALES & LETTINGS

