



Barbourne Close, Solihull

Guide Price £700,000



PROPERTY OVERVIEW

Introducing this exceptional four bedroom detached house, situated on a tranquil cul-de-sac in Solihull boasting breathtaking views of Solihull Golf Club. With the added convenience of no upward chain, this property presents itself as the perfect family home.

Upon entering, you are greeted by a welcoming entrance hallway that seamlessly connects the ground floor accommodation, offering ample storage space and a convenient guest toilet. The spacious lounge, with its sizeable windows, provides a panoramic view of the golf course, while double doors lead you to an elegant dining room.

The breakfast kitchen is a delightful space, featuring a breakfast bar and overlooking the rear garden. It provides ample work surfaces and is accompanied by a practical utility room. Additional parking or storage can be found in the twin garage.

Moving upstairs, the first floor accommodates four generously sized bedrooms. The principal bedroom benefits from fitted wardrobes, an en-suite bathroom, and captivating views of the golf course. The remaining bedrooms enjoy the use of a family bathroom, with the fourth bedroom offering versatility as a home office.





Outside, the property boasts a well-maintained rear garden, featuring a large patio seating area. An opportunity to appreciate the stunning location of this exceptional family home arises with a viewing highly recommended.

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: F

Tenure: Freehold





- Four Bedroom Detached Property
- NO UPWARD CHAIN
- Excellent Views Of Solihull Golf Club
- Set On A Quiet Cul-De-Sac
- Breakfast Kitchen & Utility
- Spacious Living Room
- Principal Bedroom With Fitted Wardrobes & Ensuite
- Large Twin Garage
- Rear Garden With Patio Seating Area

PORCH

ENTRANCE HALLWAY

GUEST WC

LOUNGE

17' 11" x 11' 10" (5.46m x 3.60m)

DINING ROOM

11' 9" x 10' 2" (3.58m x 3.09m)

BREAKFAST KITCHEN

16' 2" x 10' 2" (4.94m x 3.09m)

UTILITY ROOM

7' 10" x 7' 7" (2.40m x 2.30m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 7" x 11' 11" (4.44m x 3.63m)

ENSUITE

7' 0" x 5' 7" (2.14m x 1.70m)

BEDROOM TWO

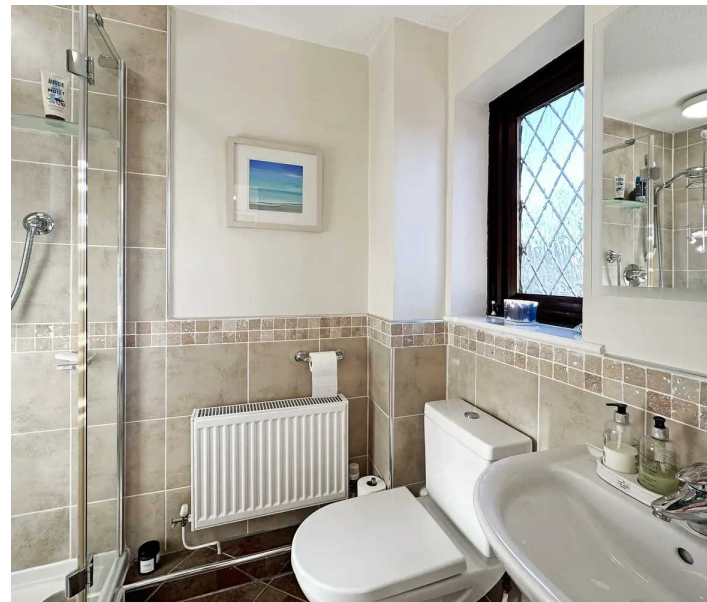
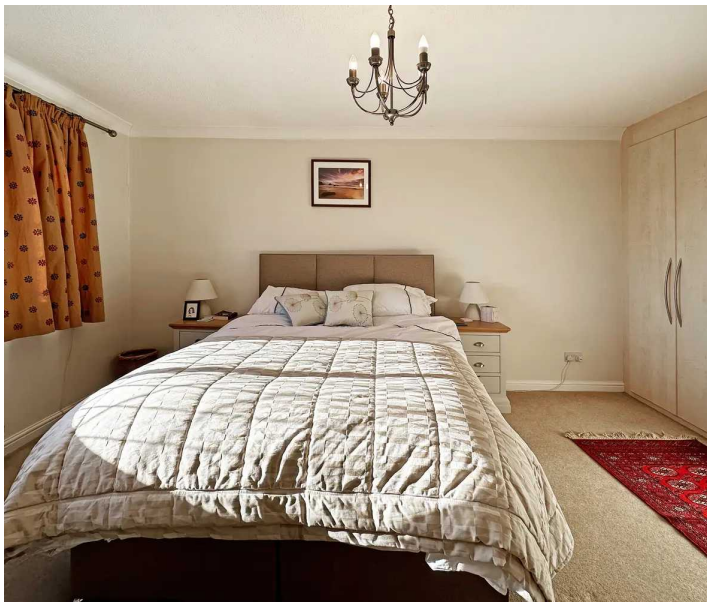
11' 11" x 11' 8" (3.63m x 3.56m)

BEDROOM THREE

10' 5" x 9' 0" (3.18m x 2.74m)

BEDROOM FOUR

10' 4" x 7' 0" (3.16m x 2.13m)





BATHROOM

TOTAL SQUARE FOOTAGE

Total floor area: 161.6 sq.m. = 1739 sq.ft. approx.

OUTSIDE THE PROPERTY

TWIN GARAGE

GARAGE ONE

19' 8" x 8' 4" (6.00m x 2.53m)

GARAGE TWO

17' 5" x 7' 9" (5.31m x 2.37m)

WELL MAINTAINED REAR GARDEN

ITEMS INCLUDED IN SALE

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Bosch fridge freezer, Bosch dishwasher, Bosch washing machine, Bosch tumble dryer, all carpets, some curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings and an electric garage door.

ADDITIONAL INFORMATION

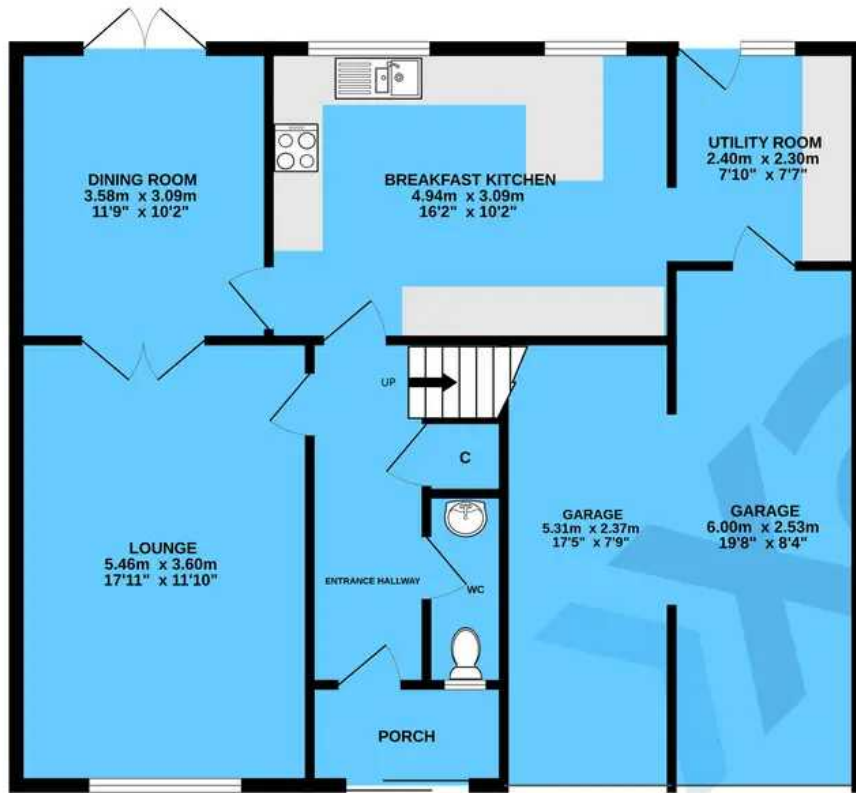
Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

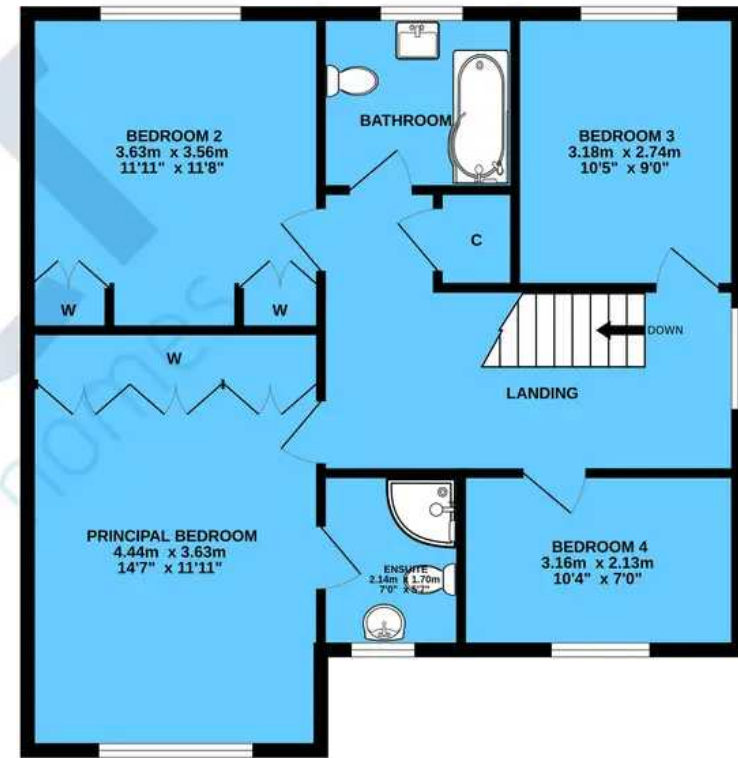
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
93.5 sq.m. (1006 sq.ft.) approx.



1ST FLOOR
68.1 sq.m. (733 sq.ft.) approx.



TOTAL FLOOR AREA : 161.6 sq.m. (1739 sq.ft.) approx.

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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