



Friday Lane, Barston

Guide Price £375,000

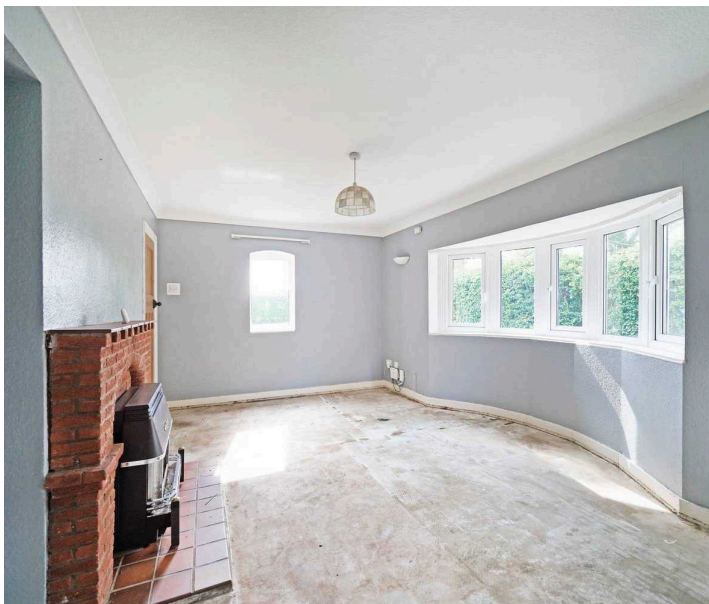




## PROPERTY OVERVIEW

Conveniently located on the outskirts of Barston and within 10 minutes of Solihull, Knowle & Hampton-In-Arden is this traditional 3 bedroom semi detached property which has the potential to extend (STPP) and is being sold with no onward chain. Benefitting from a large front & rear garden and having views over open countryside, the property which would benefit from some updating & modernisation offers potential purchasers: entrance hallway, living room, dining room, kitchen with pantry, three well proportioned bedrooms and a family bathroom.

Such properties rarely come to the market and viewing is by appointment only with Xact on 01676 534 411.



- Traditional Semi-Detached Property
- In Need Of Modernisation & Updating
- Potential to Extend (STPP)
- Rural Location with Views Over Open Fields
- Good Size Front & Rear Garden



## 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. Birmingham International Airport is also located close to Junction 6 of the M42.

Council Tax band: D

Tenure: Freehold

## ENTRANCE HALLWAY

### LIVING ROOM

16' 5" x 11' 4" (5.00m x 3.45m)

### DINING ROOM

12' 6" x 11' 0" (3.81m x 3.35m)

### KITCHEN

13' 9" x 8' 10" (4.19m x 2.69m)

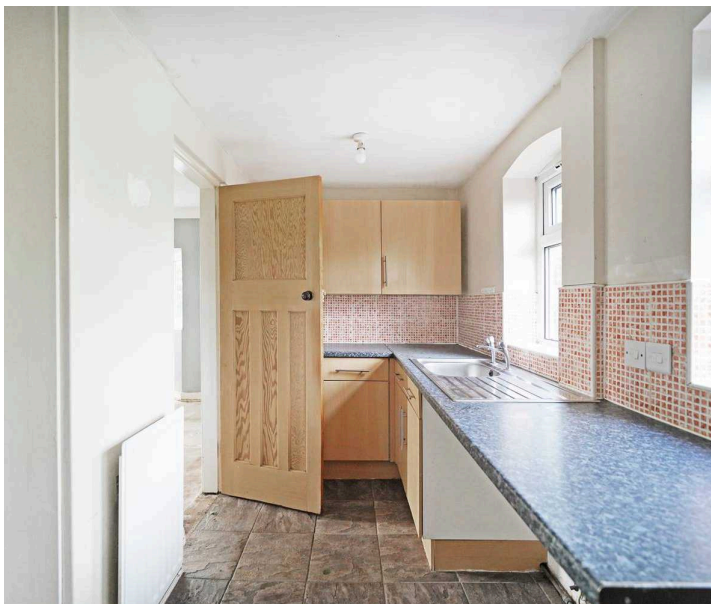
### PANTRY

5' 7" x 3' 3" (1.70m x 0.99m)

## FIRST FLOOR

### BEDROOM ONE

15' 9" x 12' 0" (4.80m x 3.66m)



**BEDROOM TWO**

11' 0" x 7' 8" (3.35m x 2.34m)

**BEDROOM THREE**

8' 2" x 7' 10" (2.49m x 2.39m)

**BATHROOM**

10' 8" x 5' 9" (3.25m x 1.75m)

**TOTAL SQUARE FOOTAGE**

88 sq.m (947 sq.ft) approx.

**OUTSIDE THE PROPERTY****LARGE REAR & FRONT GARDEN****STORE**

6' 1" x 3' 3" (1.85m x 0.99m)

**STORE**

7' 10" x 6' 1" (2.39m x 1.85m)

**ITEMS INCLUDED IN THE SALE**

Sold as seen.

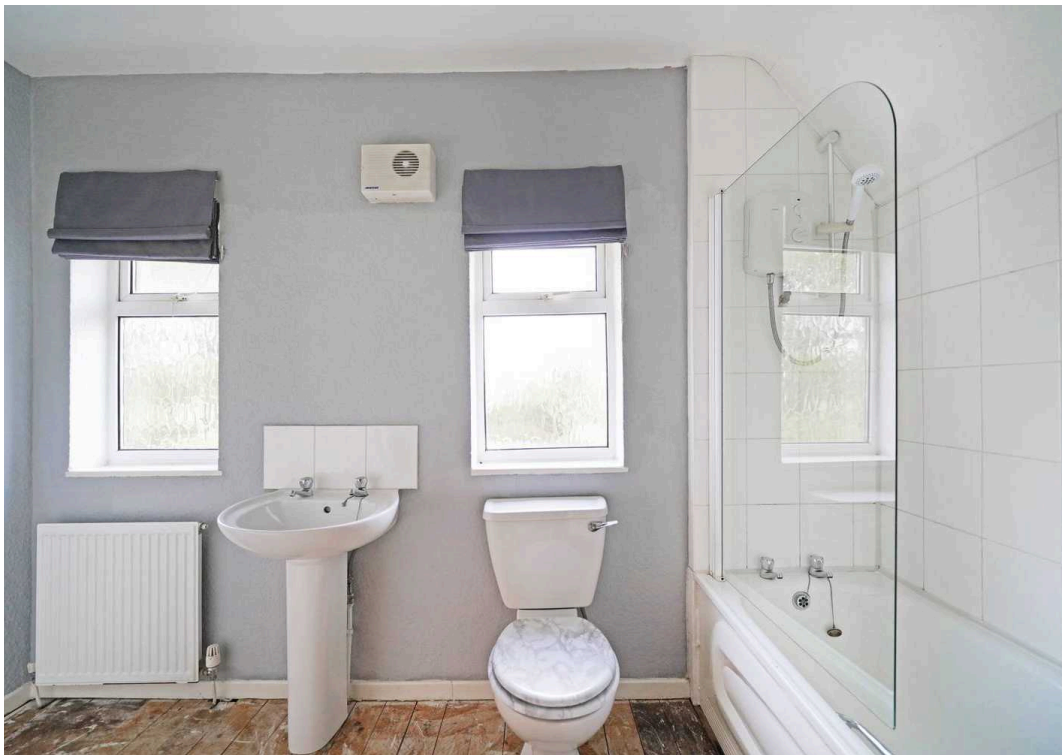
**ADDITIONAL INFORMATION**

Services - LPG, mains electricity and sewers.

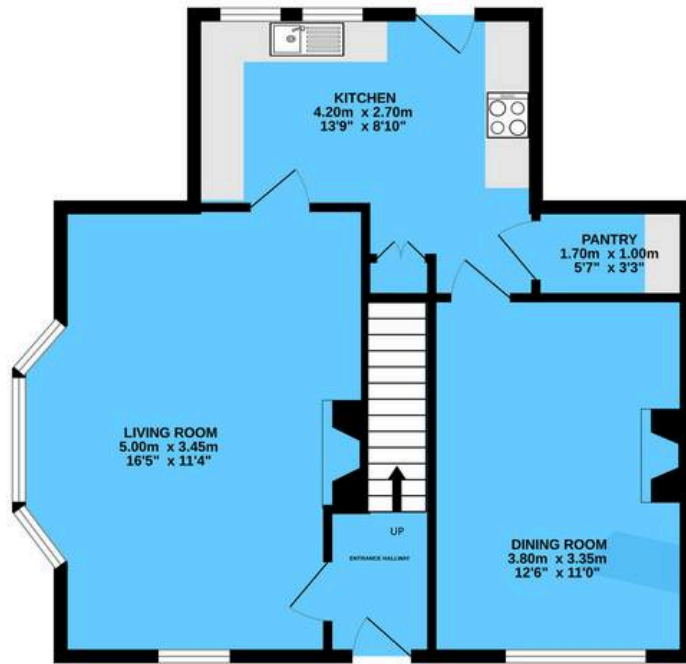


#### **INFORMATION FOR POTENTIAL BUYERS**

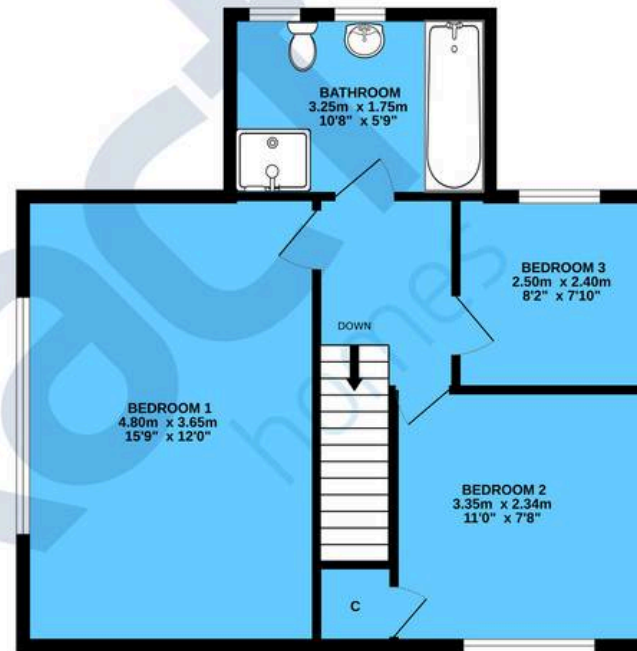
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



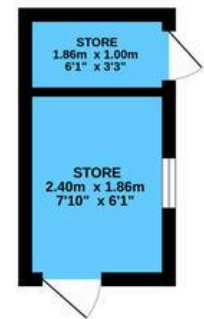
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



TOTAL FLOOR AREA : 88.0 sq.m. (947 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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Xact Homes

170 Station Road, Balsall Common - CV7 7FD

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

