



## Friday Lane, Barston

Guide Price £350,000





## 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, breakfast kitchen, three well proportioned bedrooms and a shower room.

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



- Traditional Semi-Detached
- Three Bedrooms
- In Need of Modernisation & Updating
- Rural Location with Views Over Open Fields
- Potential to Extend (STPP)
- Good Size Front & Rear Garden
- No Onward Chain



## 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

15' 9" x 11' 0" (4.80m x 3.35m)

### BREAKFAST KITCHEN

12' 10" x 9' 2" (3.91m x 2.79m)

### SHOWER ROOM

8' 6" x 4' 11" (2.59m x 1.50m)

## FIRST FLOOR

### BEDROOM ONE

12' 0" x 11' 10" (3.66m x 3.61m)

### BEDROOM TWO

12' 2" x 7' 10" (3.71m x 2.39m)

### BEDROOM THREE

7' 10" x 7' 10" (2.39m x 2.39m)





**TOTAL SQUARE FOOTAGE**  
72 sq.m (775 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**LARGE REAR & FRONT GARDEN**

**STORE**

5' 11" x 3' 3" (1.80m x 0.99m)

**STORE**

7' 10" x 5' 11" (2.39m x 1.80m)

**ITEMS INCLUDED IN THE SALE**

Sold as seen.

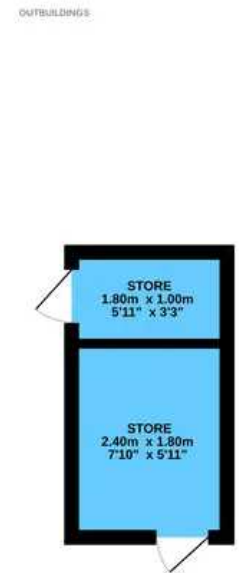
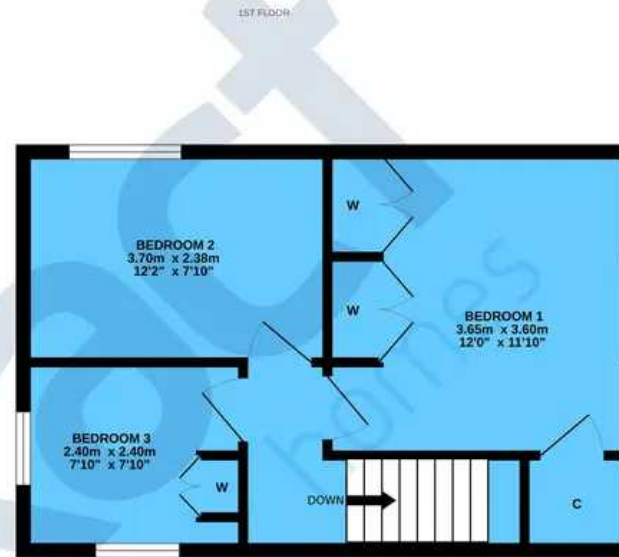
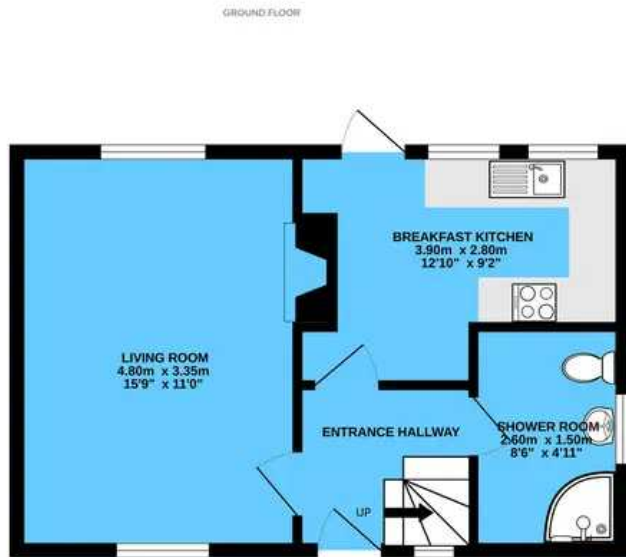
**ADDITIONAL INFORMATION**

Services - LPG, mains electricity and sewers.

**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.





TOTAL FLOOR AREA : 72.0 sq.m. (775 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**

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