



John Shepherd

Estate Agents



Malthouse Paddocks
Barston Lane
Barston
B92 0JU

£750,000

Freehold

- A Delightfully Presented & Well Maintained Property
- Lounge/Dining Area, Snug & Breakfast Kitchen
- 5 Excellent Bedrooms, En-Suite & Family Bathroom
- Private Landscaped Rear Garden
- Double Garage Set Behind Electric Gates



Barston is a delightful, unspoilt village set midway between the excellent villages of Hampton in Arden and Knowle with their first class local facilities. Solihull town centre, with its unrivalled amenities, is some three miles distance and the National Exhibition Centre, Birmingham International Airport and Railway Station are within an approximate 10-15 minute drive. In addition, the M42 motorway link is within easy reach of providing fast links to the M1, M6, M5 and M40 (Birmingham to London) motorways.

A delightfully presented and well maintained detached property set within a sought after location within Barston village. The high specification accommodation, in brief, comprises welcoming entrance hallway with guest cloakroom, lounge and dining area, breakfast kitchen, snug, utility and storeroom. Whilst to the first floor there are 5 excellent bedrooms, the principal of which has en-suite facility and family bathroom. To the outside there is a private landscaped rear garden and a detached double garage with 2 separate garden stores, sweeping driveway and fore garden all set behind electric gates.



ON THE GROUND FLOOR
WELCOMING RECEPTION HALLWAY
GUEST CLOAKROOM

With low level flush wc, hand wash basin and useful cloaks cupboard.

LOUNGE

Being dual aspect affording an immense amount of light with a inglenook fireplace with a Chesneys log burner with wrought iron and stone surround. With 3 door aluminium bi-folding doors to the rear.

BREAKFAST KITCHEN

Having an array of white gloss fronted based and drawer units set under a granite worktop surface with an integrated Bosch five ring induction hob with Bosch oven and grill set below and Bosch extractor hood over. Recess for full height fridge/freezer, further matching cupboard units set under granite worktop surface and breakfast island with Bosch integrated dishwasher, base units with a 1½ sink and drainer unit.

UTILITY ROOM

Set under a worktop surface with a sink and drainer with mixer tap above, integrated AEG oven and grill with cupboard unit set above. Recesses for washing machine, tumble dryer and freezer. With windows to 2 elevations.

STORE ROOM

SNUG

ON THE FIRST FLOOR

LANDING

With airing cupboard and loft void.

PRINCIPAL BEDROOM

With wall to wall sliding mirrored wardrobes.

EN-SUITE

With double shower cubicle, low level flush wc and hand wash basin. Tiling to all surrounds to splashbacks.

BEDROOM 2

With built in wardrobes.

BEDROOM 3

With built in wardrobes.

BEDROOM 4

With fitted wardrobes.

BEDROOM 5/STUDY

With fitted wardrobes.

FAMILY BATHROOM

Having panelled bath and shower fitment and screen over, low level flush wc and hand wash basin. Tiling to all surrounds to splashbacks and heated towel rail.

OUTSIDE

PRIVATE REAR GARDEN

Being predominantly laid to lawn with well established trees and shrubbery to borders and paved patio area ideal for seating summer furniture.

DOUBLE DETACHED GARAGE

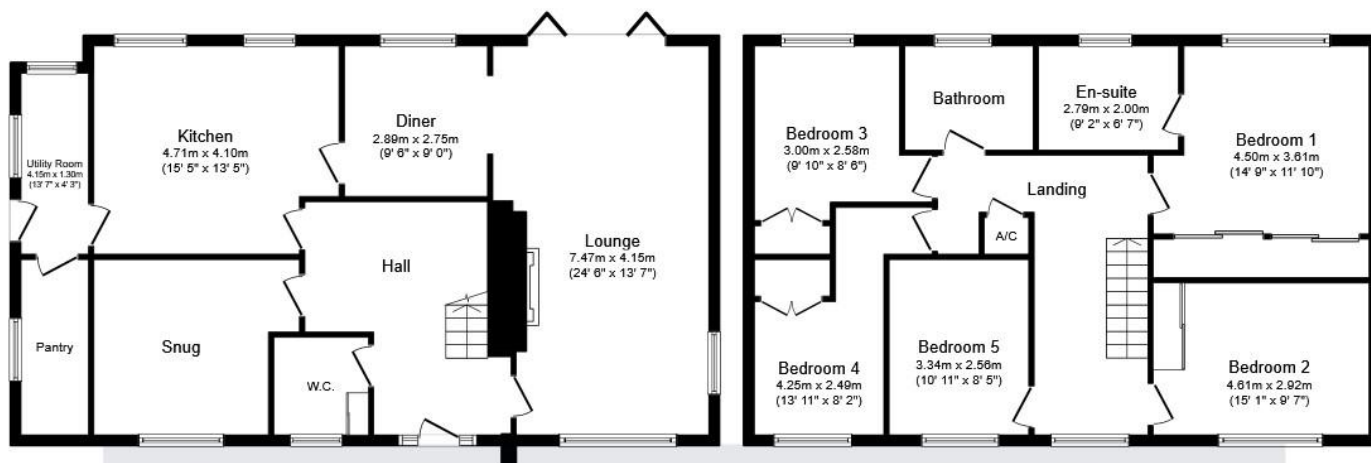
2 GARDEN STORES

SWEEPING DRIVEWAY

With partially laid to lawn fore garden with well stocked floral beds all set behind wrought iron electric gates.

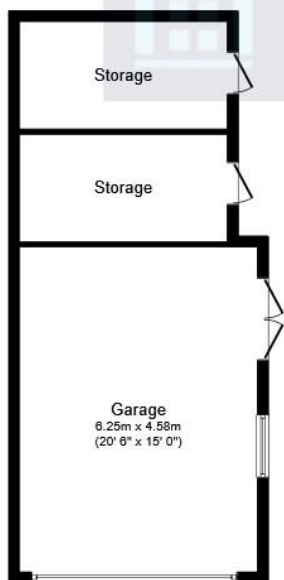






Ground Floor

First Floor



Garage

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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Directions: From the agents office at Hockley Heath turn left onto the A3400 Stratford Road towards Shirley, turning first right into Aylesbury Road. Continue through Dorridge and Knowle village. At the 'T' junction turn left onto the Warwick Road and right onto Hampton Road by the Wilsons Arms public house. Continue onto Knowle Road and right onto Barston Lane where the property can be located.

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are connected to the property with the exception of gas. Heating is by way of an LPG heating system.

Local Authority: Solihull Metropolitan Borough Council.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

To complete our quality service, John Shepherd is pleased to offer the following:-

Free Valuation: Please contact the office on 01564 771186 to make an appointment.

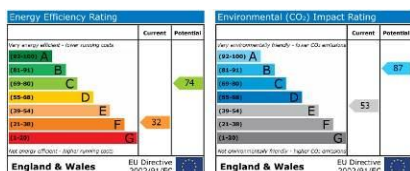
Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact 0121 703 1850.

Professional Survey Department: If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our professional services to you should you require an independent survey on the property you intend to purchase. We offer a full range of professional surveys including the RICS Home Buyers' Survey and Valuation Reports, and full Building Surveys. For professional survey and valuation advice therefore, please do not hesitate to contact our Survey Department on 01564 786626.

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.johnshepherd.com

Financial Services: John Shepherd Estate Agents works with Lomond Mortgage Services offering face to face mortgage advice to suit your needs. LMS are part of one of the UK's largest award winning mortgage brokers and can offer you expert mortgage advice, searching over 11,000 different mortgages from 90+ lenders to find the right deal for you. Please contact Matthew Tyler at our Solihull office on 0121 703 1869 for further details or to arrange a free appointment.

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Knowle
2360 Stratford Road
Hockley Heath
Solihull
West Midlands
B94 6QT

Tel: 01564 771 186
Fax: 01564 771 190
enquiries@johnshepherd.com