



Barn Lane, Solihull

Asking Price £280,000

- SEMI DETACHED
- SINGLE GARAGE
- CHAIN FREE
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- OFF ROAD PARKING
- CLEARED AND VACANT POSSESSION
- CENTRAL LOCATION

Barn Lane runs adjacent to Richmond Road which joins the A41 Warwick Road which leads to the town centre of Solihull or in the opposite direction, via Acocks Green, to the city centre of Birmingham.

The property is well placed for local shopping in nearby Lyndon Road including a Tesco supermarket at the junction with the A45 Coventry Road. Further shopping will be found along the A45 at the Wheatsheaf and regular bus services operate along here to the city centre of Birmingham. Travelling away from Birmingham along the A45 one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

A recreation ground is a short distance from the property offering a vast area of public open space with leisure facilities along with Olton Railway Station offering services to Birmingham and beyond.

Solihull town centre offers excellent shopping facilities and a thriving business community together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

ENTRANCE PORCH

Accessed via glazed upvc front door leading to inner door to the accommodation.

ENTRANCE HALL

A through reception allowing access into the kitchen, living room, dining room and first floor. With ceiling light and wall mounted radiator.

KITCHEN

5'10" x 13'10" (1.79 x 4.22)



A fitted kitchen with a range of wall mounted and base units with worktop over. With integrated appliances including electric oven with gas hob and electric extractor over, free standing fridge freezer, space and plumbing for washing machine and dryer, stainless steel sink with mixer tap. Having a window to the rear elevation and back door opening onto the patio.

LIVING ROOM

14'1" x 10'10" (4.316 x 3.326)



A large room with bay window to front elevation. With wall mounted radiator and ceiling light.

DINING ROOM

13'0" x 10'7" (3.971 x 3.236)



Another good sized room with window to rear elevation and glazed door opening onto the patio. with ceiling light and wall mounted radiator.

BEDROOM ONE
15'1" max x 10'8" (4.604 max x 3.255)



A double room with bay window to front elevation having ceiling light and wall mounted radiator.

BEDROOM TWO
12'6" x 10'8" (3.831 x 3.255)



Another double room with window to rear elevation with ceiling light and wall mounted radiator.

BEDROOM THREE
7'11" x 5'11" (2.429 x 1.811)

A single room with window to front elevation with ceiling light and wall mounted radiator.

FAMILY BATHROOM
5'11" x 8'1" (1.819 x 2.479)



A fitted bathroom with wash basin, toilet and bath with thermostatic shower over. With a window to rear elevation, ceiling light, storage cupboard and wall mounted heated towel rail.

SINGLE GARAGE
9'7" x 15'10" (2.938 x 4.850)

A single garage with up and over door.

OUTSIDE



To the front we have block paved drive way allowing parking for numerous vehicles with small lawned area and fronted by mature trees. With rear gate access into the garden allowing for a patio area and then mainly laid to lawn bordered by panelled fencing.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



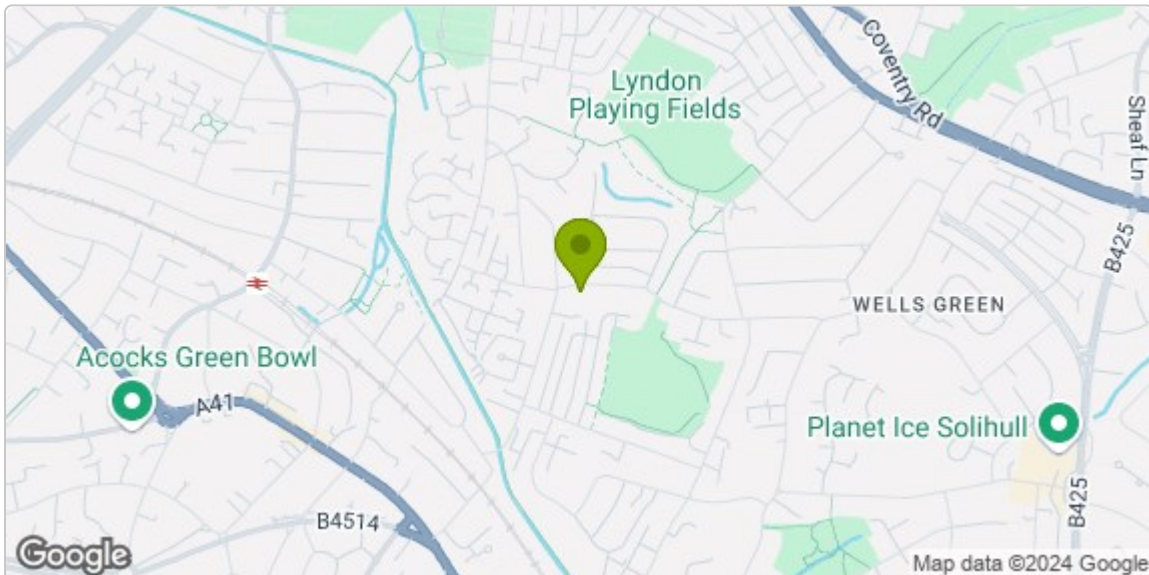
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below
0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
48 Barn Lane Solihull Solihull
B92 7ND

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	59	
England & Wales	EU Directive 2002/91/EC	

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