



43 Foxley Drive, B91 2TX
Sale Price £240,000



Love
Property Co.

43 Foxley Drive, Catherine-de-Barnes, Solihull, B91 2TX

Tenure - Freehold

EPC Rating – B

Council Tax Band – E

Love Property Co are pleased to offer this stunning, must be viewed modern and curb appealing with high ceilings well maintained large two double bedroom first floor apartment located on a highly sought after road in the picturesque Solihull village of Catherine-de-Barnes and just a short distance from all local amenities and schools. The property is being sold with no chain and offers a superb opportunity for first time buyers, investors or buyers looking to downsize, and is made up of:- an open plan kitchen / living/dining room with Bosch integrated appliances and space for both a dining table and seating area with a balcony; a large principal bedroom with ensuite and built in wardrobes; second bedroom with built in wardrobes which could be used as a home office and a family bathroom with lift access. Outside the property enjoys an excellent communal garden which is mainly laid with lawn and a allocated parking space.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes 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 approx. 10/15 minute's drive.



PROPERTY MEASUREMENTS:

LOUNGE/DINING ROOM

14' 3" x 21' 8" (4.34m x 6.60m)

KITCHEN

9' 1" x 8' 11" (2.76m x 2.73m)

PRINCIPAL BEDROOM

18' 7" x 10' 7" (5.67m x 3.22m)

ENSUITE

8' 3" x 6' 8" (2.53m x 2.04m)

BEDROOM TWO

14' 3" x 9' 1" (4.35m x 2.76m)

FAMILY BATHROOM

6' 3" x 6' 9" (1.91m x 2.06m)

TOTAL SQUARE FOOTAGE (Approx.)

897.6 sq. Feet (83.4 sq. metres)

Lease: 104 Years (Approximately)

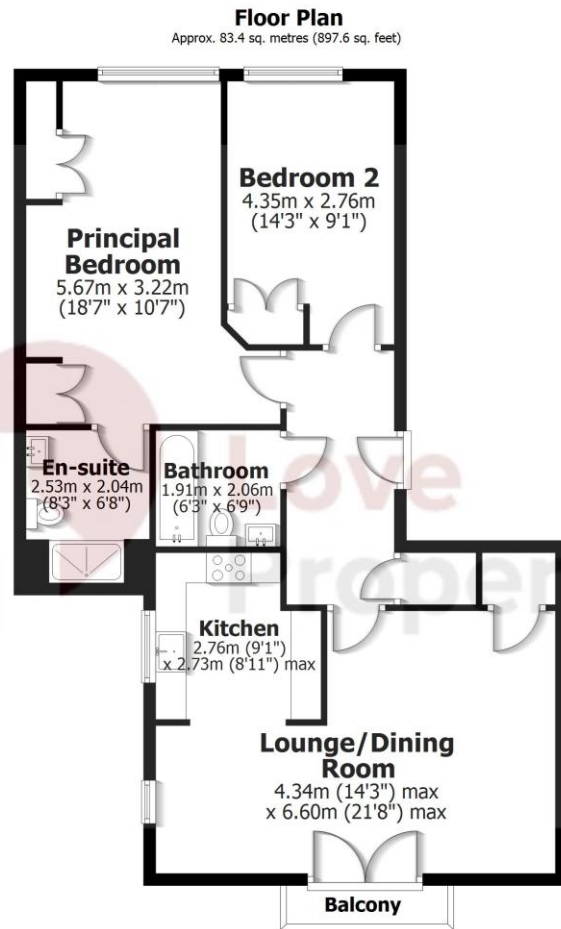
Service charge per annum - £3,252

Ground rent – To be Sold with Peppercorn rent payment on completion

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 area: approx. 83.4 sq. metres (897.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.com		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

15 St Johns Way, Knowle, Solihull, B93 0LE
T: 01564 663055 | E: info@lovepropertyco.co.uk
www.lovepropertyco.co.uk

