

Foxley Drive, Catherine-De-Barnes

Asking Price £170,000

- FIRST FLOOR FLAT
- CHAIN FREE
- ENERGY RATING C
- OPEN PLAN LIVING SPACE
- OFF ROAD PARKING

Step onto the Property Ladder in Sought-After Catherine-De-Barnes!

Own your own home without breaking the bank! This fantastic opportunity allows you to purchase a bright and spacious flat in the desirable village of Catherine-De-Barnes.

Catherine De Barnes is a small village within the borough of Solihull and is located a short car ride from the town centre. Boosting its own village pub, restaurant and convenience store it is an ideal place to enjoy country walks and the neighbouring villages of Hampton In Arden and Barston.

Solihull Town Centre offers an abundance of shopping facilities as well as its own main line London to Birmingham Train Station providing commuter services. A station is also located in Hampton In Arden and at Birmingham International Train Station which are nearby. Close to Birmingham International is Birmingham Airport, NEC ,Resorts World and Junction 6 of the M42 motorway.

This modern style apartment is located on the ground floor within a development of similar style properties. Access is gained via a secure communal entrance door with intercom system leading into a communal hallway where number 15 is located.

ENTRANCE HALLWAY

Leading in from the front door with have a long hallway with wall mounted intercom system, ceiling mounted lights and laminate flooring, and access to a storage cupboard, bathroom, bedroom and living space.

STORAGE

Off the entrance hall we have a large storage cupboard with a Worcester Bosch boiler.

KITCHEN/LIVING SPACE

17'04 x 15'06 (5.28m x 4.72m)



We have a large open plan living space including a kitchen with a range of wall, drawer and base units with roll edged work surfaces, an electric oven, four ringed gas hob and extractor hood, integrated washing machine and space for tall fridge/freezer. A large UPVC double glazed boxed bay window to the front and two smaller UPVC double glazed windows to the rear. There are two radiators and three ceiling mounted lights.



BEDROOM

13'02 x 7'11 (4.01m x 2.41m)



Spacious double bedroom with two built in double wardrobes, radiator, ceiling light and UPVC double glazed window to the front.



BATHROOM
8'05 x 5'06 (2.57m x 1.68m)



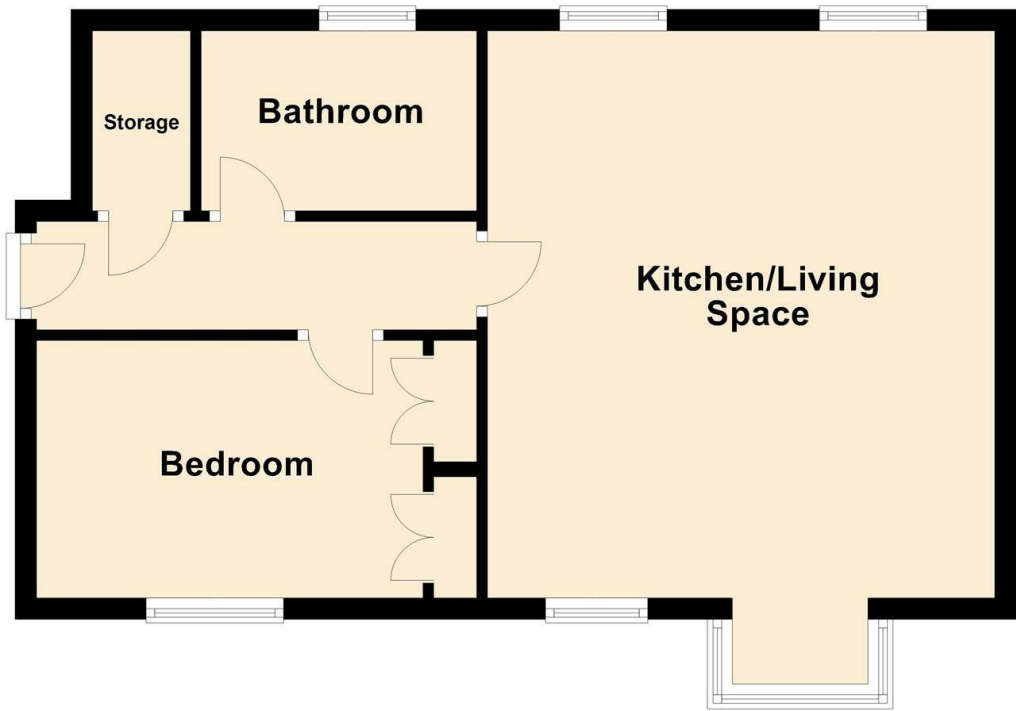
A well fitted bathroom with bath and thermostatic shower, toilet and wash basin. With a window to rear elevation, wall mounted radiator and central ceiling light.



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.

Ground Floor



LOCATION

Upon leaving the town centre via A41 Warwick Road travelling towards Solihull School turn left into Hampton Lane. Turn right at the traffic light junction then immediately left onto a continuation of Hampton Lane. Proceed straight ahead and upon reaching Catherine De Barnes turn left into Lugtrout Lane then second left into Oakfields Way. Turn next left into Foxley Drive where the apartment will be seen immediately ahead.

TENURE We are advised that the property is Leasehold with approximately 83 years remaining on the lease. We are advised the current service charge is £131.92 per month. Any interested party should obtain verification through their legal representative.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:
15 Foxley Drive Catherine-De-Barnes Solihull B91 2TX

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		
England & Wales	79	81
EU Directive 2002/91/EC		