



melvyn
Danes
ESTATE AGENTS

Foxley Drive
Catherine-De-Barnes
Guide Price £325,000

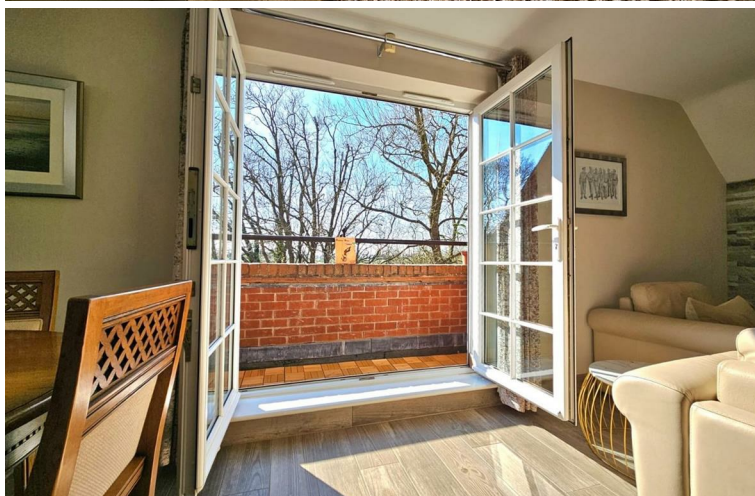
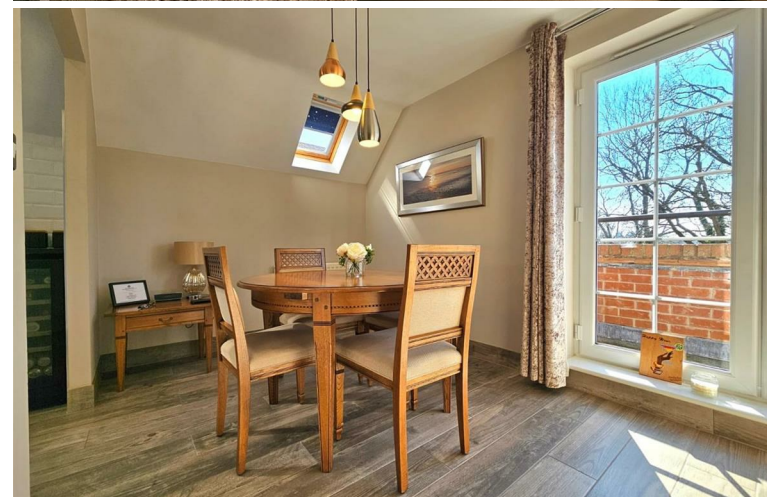
Description

Catherine De Barnes is a small village within the borough of Solihull and is located a short car ride from the town centre. Boasting 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 2nd 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 65 is located and can be accessed via stairs or lift.

The accommodation has been completely refurbished by the current owners and offers bright and spacious living spaces with a stylish finish and comprises of large entrance hall allowing access into all rooms, open plan living dining room with balcony overlooking open fields, storage closet and open arch in a beautifully fitted kitchen with a range of top quality integrated appliances. We have two double bedrooms both of which benefit from fitted wardrobes and the principle bedroom has access to a fitted en-suite shower room. The family bathroom is access off the hallway and is well fitted with a stylish suite. The apartment benefits from storage cupboard on the stairwell and has the facility to store items such as bikes and hobby equipment. There is allocated parking and numerous guest spaces operating on a permit basis.



Accommodation

Entrance Hall

Open Plan Living Dining Room

15'9" x 18'9" (4.81 x 5.72)

Kitchen

8'6" x 8'10" (2.61 x 2.71)

Bedroom One

13'11" x 15'8" (4.26 x 4.79)

En-Suite

Bedroom Two

9'4" x 11'8" (2.86 x 3.58)

Bathroom

6'3" x 6'4" (1.93 x 1.94)

Store

Allocated Parking



TENURE: We are advised that the property is Leasehold

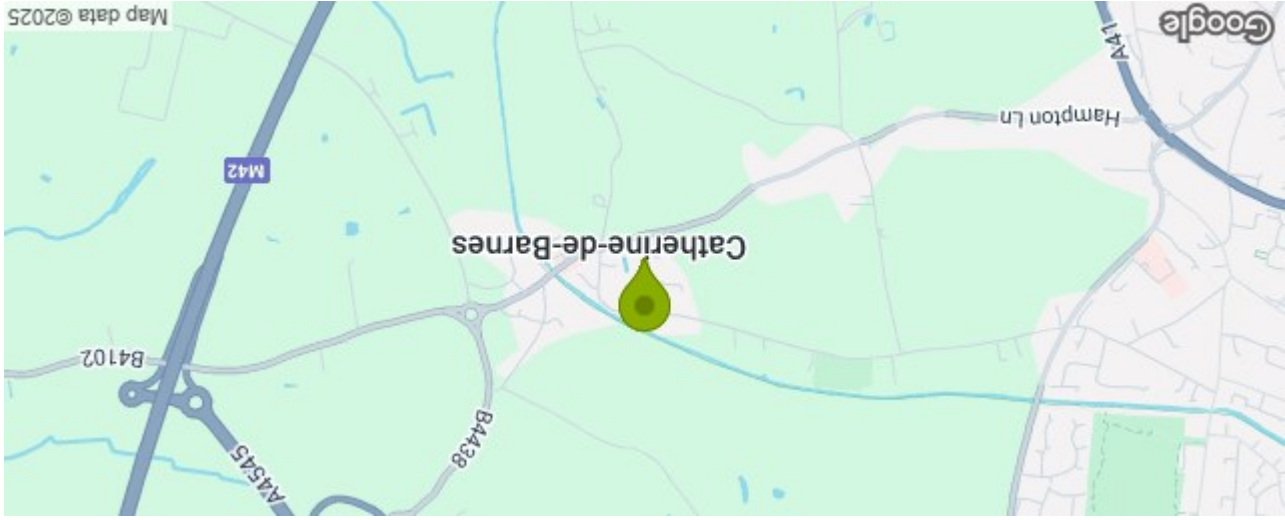
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 21/03/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 21/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

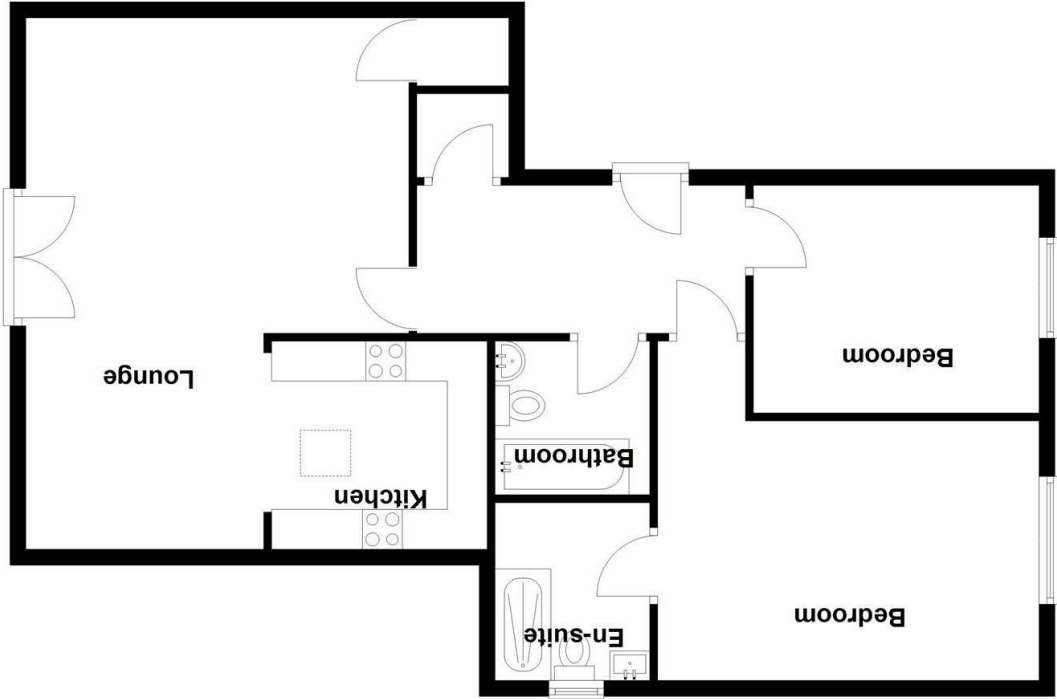
VIEWING: By appointment only with the office on the number below
0121 711 1712

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Second Floor
Approx. 77.5 sq. metres (834.6 sq. feet)



Total area: approx. 77.5 sq. metres (834.6 sq. feet)

65 Foxley Drive Catherine-De-Barnes Solihull B91 2TX
Council Tax Band: E

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

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.