



Barn Lane
Solihull

- A Beautifully Presented Semi-Detached Family Home
- Two Double Bedrooms & One Single Bedroom
- Superb Re-Fitted Wren Kitchen/Diner
- Landscaped South Facing Rear Garden

Offers Over £340,000

Current EPC Rating - 71 (C)
Current Council Tax Band - C





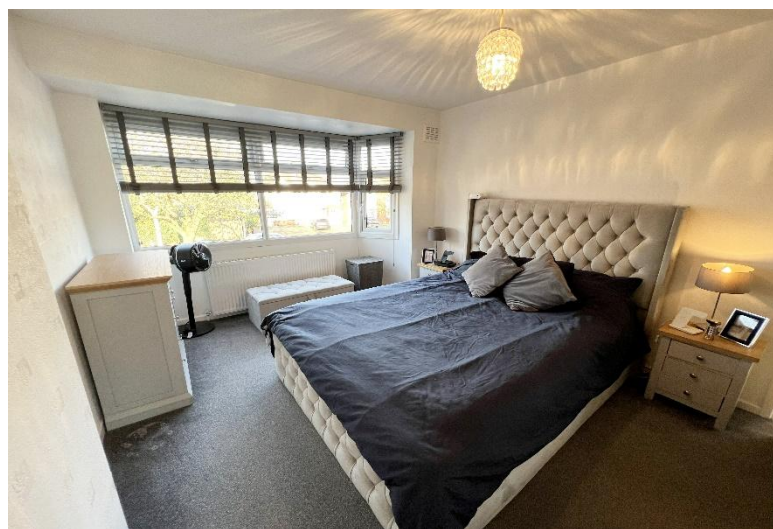
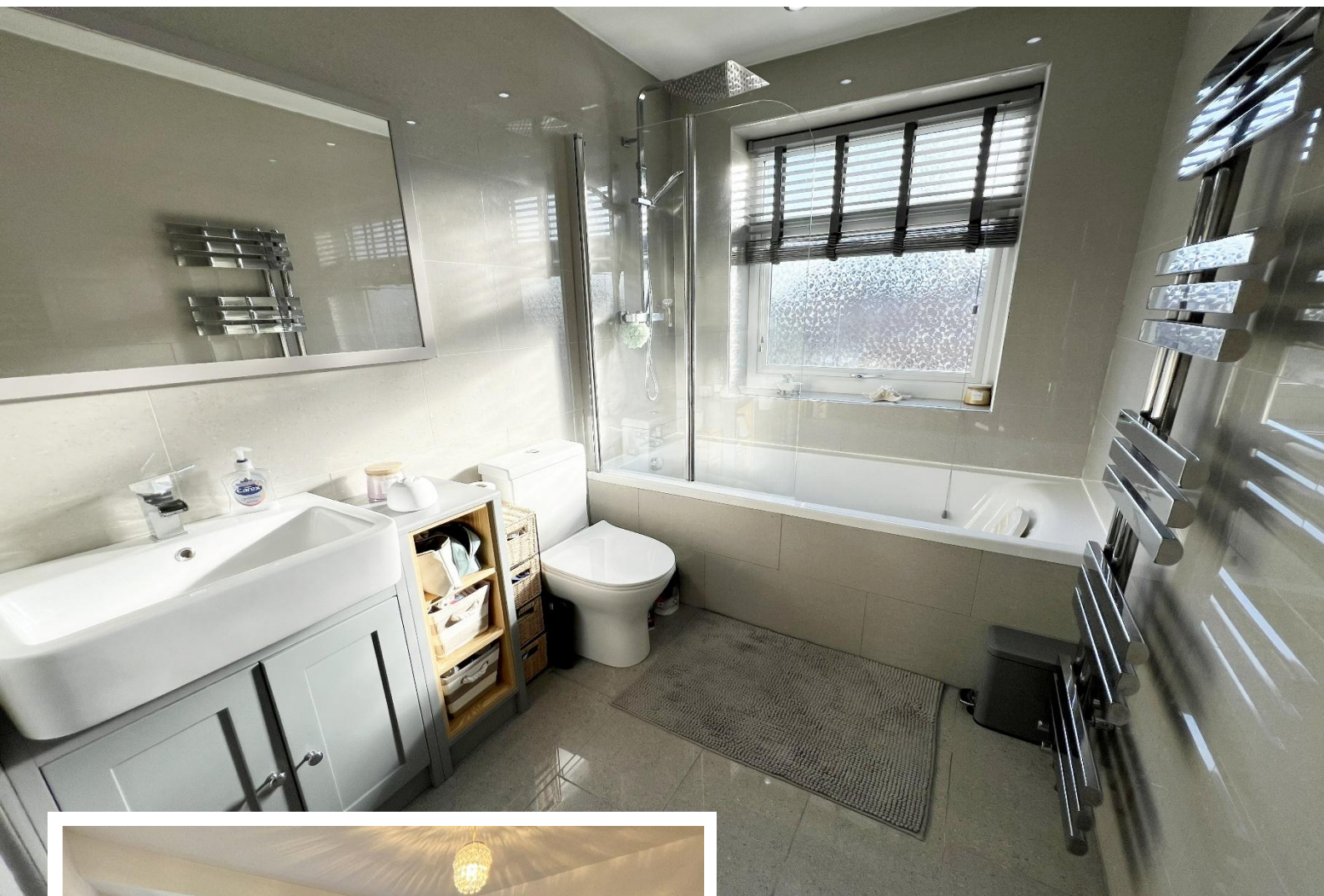
Property Description

A beautifully presented and conveniently situated semi-detached family home which has been significantly upgraded over the past 4 years. Offering accommodation comprising a lounge with log burning stove, superb re-fitted Wren kitchen/diner with integrated appliances, guest W.C, two double bedrooms, third single bedroom, re-fitted family bathroom, landscaped South facing rear garden, garage and ample driveway parking

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – C



Rooms & Measurements

Lounge to Front

4.67m x 3.15m (15'4" x 10'4")

Superb Re-Fitted Wren Kitchen/Diner to Rear

5.08m x 3.99m (16'8" x 13'1")

Guest W.C

Double Bedroom One to Front

4.6m x 3.18m (15'1" x 10'5")

Double Bedroom Two to Rear

3.81m x 3.18m (12'6" x 10'5")

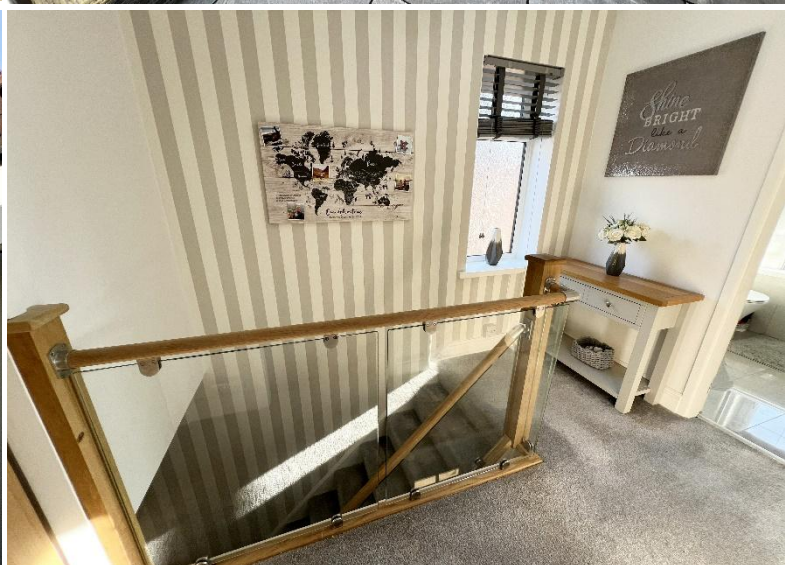
Single Bedroom Three to Front

2.51m x 1.75m (8'3" x 5'9")

Re-Fitted Family Bathroom to Rear

2.46m x 1.73m (8'1" x 5'8")

Garage - 5.56m x 2.46m (18'3" x 8'1")



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.