



Catherines Close, Catherine-de-Barnes

Guide Price £830,000





PROPERTY OVERVIEW

Nestled in a tranquil cul-de-sac, this exquisite five-bedroom link-detached family home offers an unparalleled lifestyle opportunity for discerning individuals seeking luxury and comfort. Meticulously refurbished and remodelled to an exceptional standard, this property exudes elegance and sophistication at every turn.

Upon entering, one is greeted by a spacious hallway that sets the tone for the rest of the residence. At the heart of the home lies the stunning open plan kitchen/diner, a culinary haven boasting fully integrated appliances, a generous central island, and an abundance of natural light streaming in through impressive skylights. This inviting space is ideal for entertaining or enjoying family meals together.



The excellent living room, with its panoramic views of the rear garden through a set of bi-fold doors, provides a seamless transition between indoor and outdoor living. The ground floor also features two generously proportioned bedrooms, including a lavish principal bedroom complete with ample fitted storage and an additional bedroom, both of which boast luxurious ensembles.



Ascending the staircase, one discovers three further double bedrooms, each offering versatility and style, and all serviced by a sleek family bathroom. Every aspect of this home has been meticulously designed to provide comfort and convenience for its inhabitants. Outside, the property boasts a beautifully landscaped rear garden, meticulously maintained and perfect for outdoor relaxation. In addition, the property offers parking for three vehicles and a garage, ensuring practicality and ease of living for its residents. In conclusion, this stunning family home represents the epitome of modern luxury living, blending contemporary design with functional practicality. With its prime location, extensive refurbishment, and impeccable attention to detail, this property offers a unique opportunity to own a truly exceptional home in a sought-after location.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned 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 an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold





- Stunning Five Bedroom Link-Detached Property
- Set On A Quiet Cul-De-Sac
- Beautifully Refurbished & Remodelled
- Delightful Open Plan Kitchen / Diner
- Five Double Bedrooms
- Large Principal Bedroom With En-suite
- Well Maintained Rear Garden
- Ample Parking & Garage
- Early Viewing Essential

HALLWAY

WC

5' 5" x 5' 0" (1.66m x 1.52m)

KITCHEN/DINER

22' 10" x 21' 11" (6.96m x 6.67m)

LIVING ROOM

22' 2" x 12' 11" (6.75m x 3.93m)

PRINCIPAL BEDROOM

27' 11" x 15' 7" (8.52m x 4.76m)

ENSUITE

10' 11" x 5' 2" (3.32m x 1.58m)

BEDROOM TWO

13' 11" x 12' 3" (4.24m x 3.74m)

ENSUITE

8' 1" x 5' 2" (2.47m x 1.58m)

FIRST FLOOR

BEDROOM THREE

18' 7" x 12' 10" (5.67m x 3.92m)

BEDROOM FOUR

12' 11" x 12' 10" (3.93m x 3.91m)

BEDROOM FIVE

15' 11" x 10' 8" (4.85m x 3.24m)



BATHROOM

7' 4" x 6' 3" (2.24m x 1.90m)

TOTAL SQUARE FOOTAGE

248 sq.m (2669 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN

ITEMS INCLUDED IN THE SALE

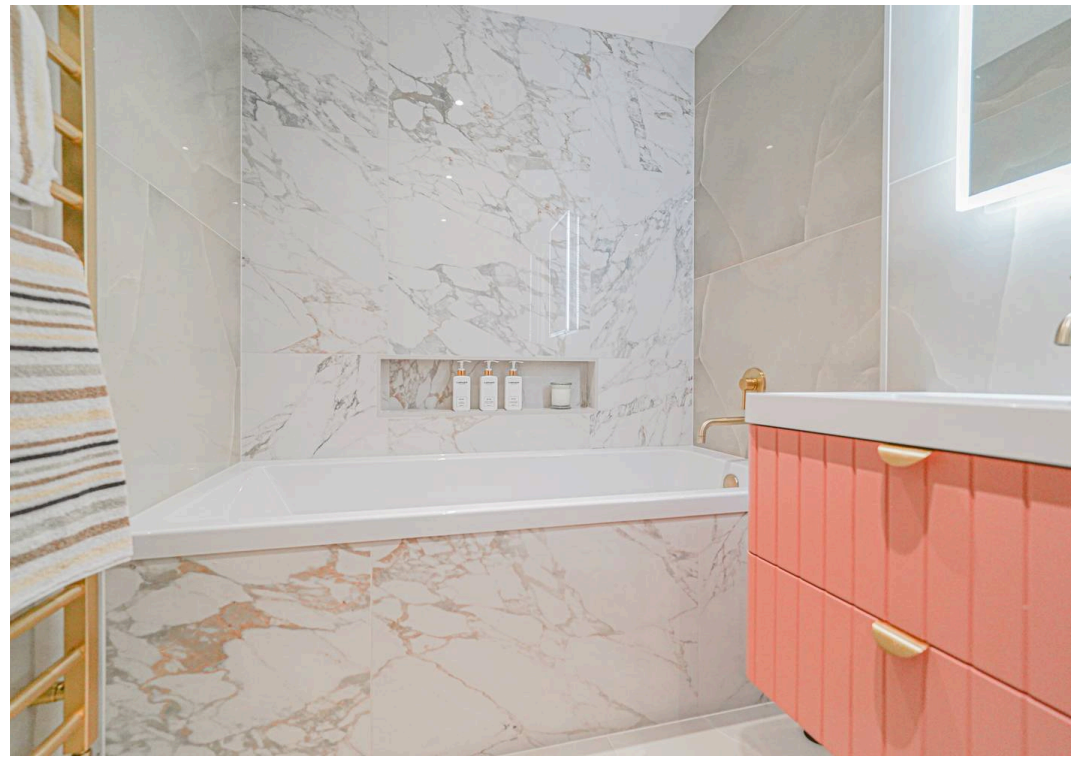
Free standing cooker, integrated oven, integrated hob, extractor, microwave, fridge, dishwasher, all carpets, all curtains, all blinds, garden shed, greenhouse, CCTV and fitted wardrobes in four bedrooms.

ADDITIONAL INFORMATION

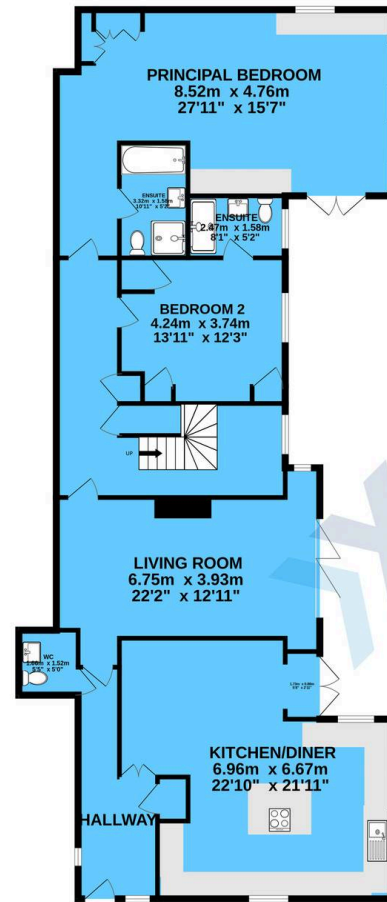
Services - LPG and electricity.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 248.0 sq.m. (2669 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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