

Need a Mortgage in principle to make offers? Call us now for quick assistance!  
0121 775 0101



Do you need to sell? Start your journey now! Call us we can help.  
0121 775 0101



SCAN FOR MORE INFO

**SIZE** - 1551 Sq Ft  
**TENURE** - Freehold with a Service Charge of £2,120.76 per annum  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - E  
**BROADBAND** - TBC  
**MOBILE SERVICES** - EE - 84%, Vodafone - 77%, Three - 84%, O2 - 80%  
**EPC** - D - 57  
**PARKING** - Single Space and Garage  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - Yes:- No Washing to be Hung Out, No Vans or Caravans

Are you an investor interested in expanding your portfolio?

**Call 0121 775 0101 to provide your investment criteria for alerts.**

## 19 Catherines Close

Catherine de Barnes, B91 2SZ  
Offers in Excess of £450,000

Situated in the quiet cul-de-sac of Catherines Close in the highly regarded village of Catherine-de-Barnes, this beautifully presented Victorian semi-detached home combines period character with modern-day practicality.

The property offers approximately 1,551 sq ft of well-proportioned accommodation, complemented by a single garage and an allocated parking space located just a short distance from the house. High ceilings and generous room sizes reflect the home's Victorian origins and create a bright, airy feel throughout.

### FEATURES

- Beautiful Character Property with Countryside Views
- Spacious Entrance Hall with an Impressive Wide Staircase
- Large Sitting Room with Dining Room
- Fitted Kitchen with Seating/Dining Area
- Three Bedrooms all with En-Suite Facilities
- Guest Cloakroom
- Allocated Parking & Single Garage
- Communal Grounds
- Vendor will Pay One Years Management Fees
- No upward Chain



SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

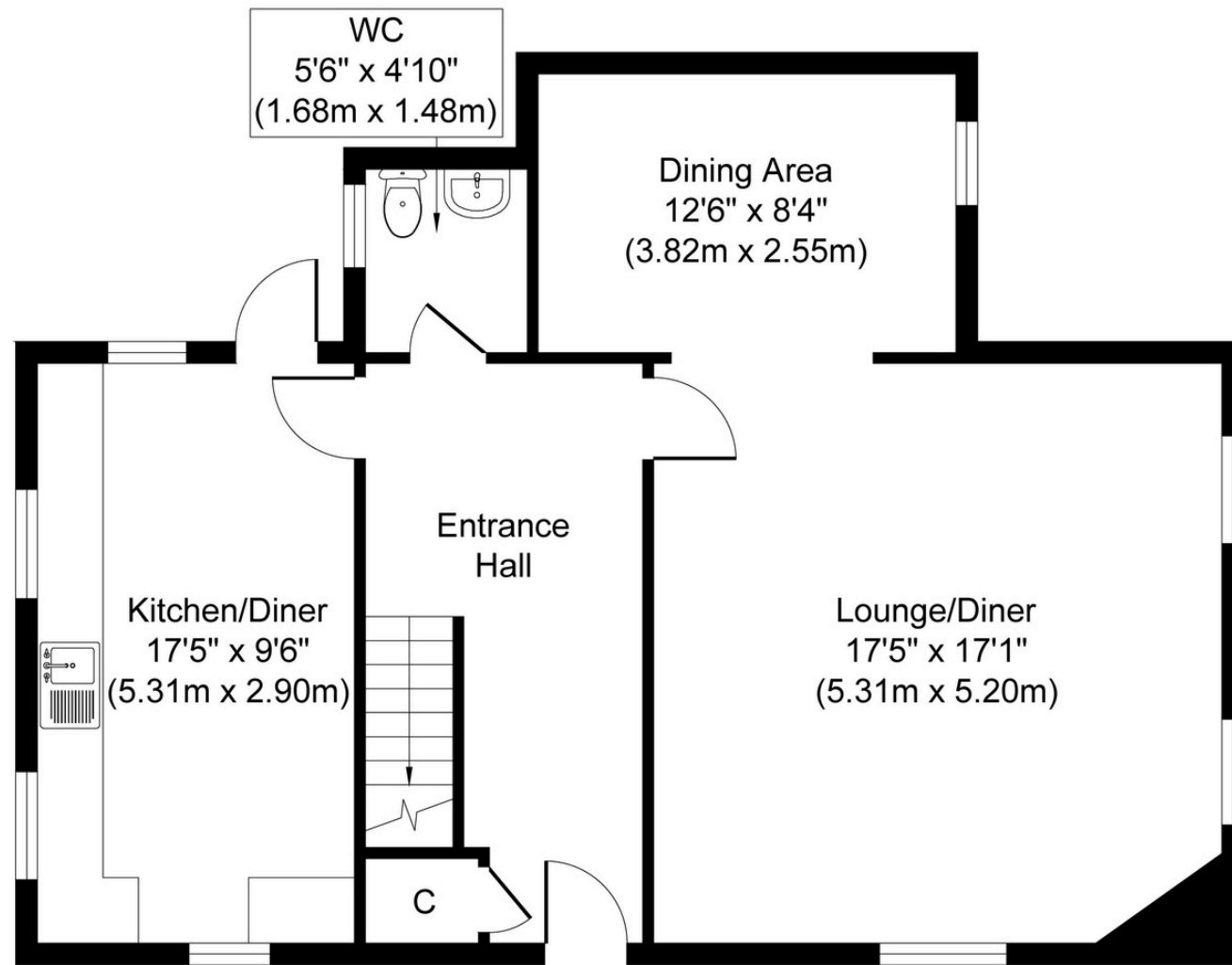
Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

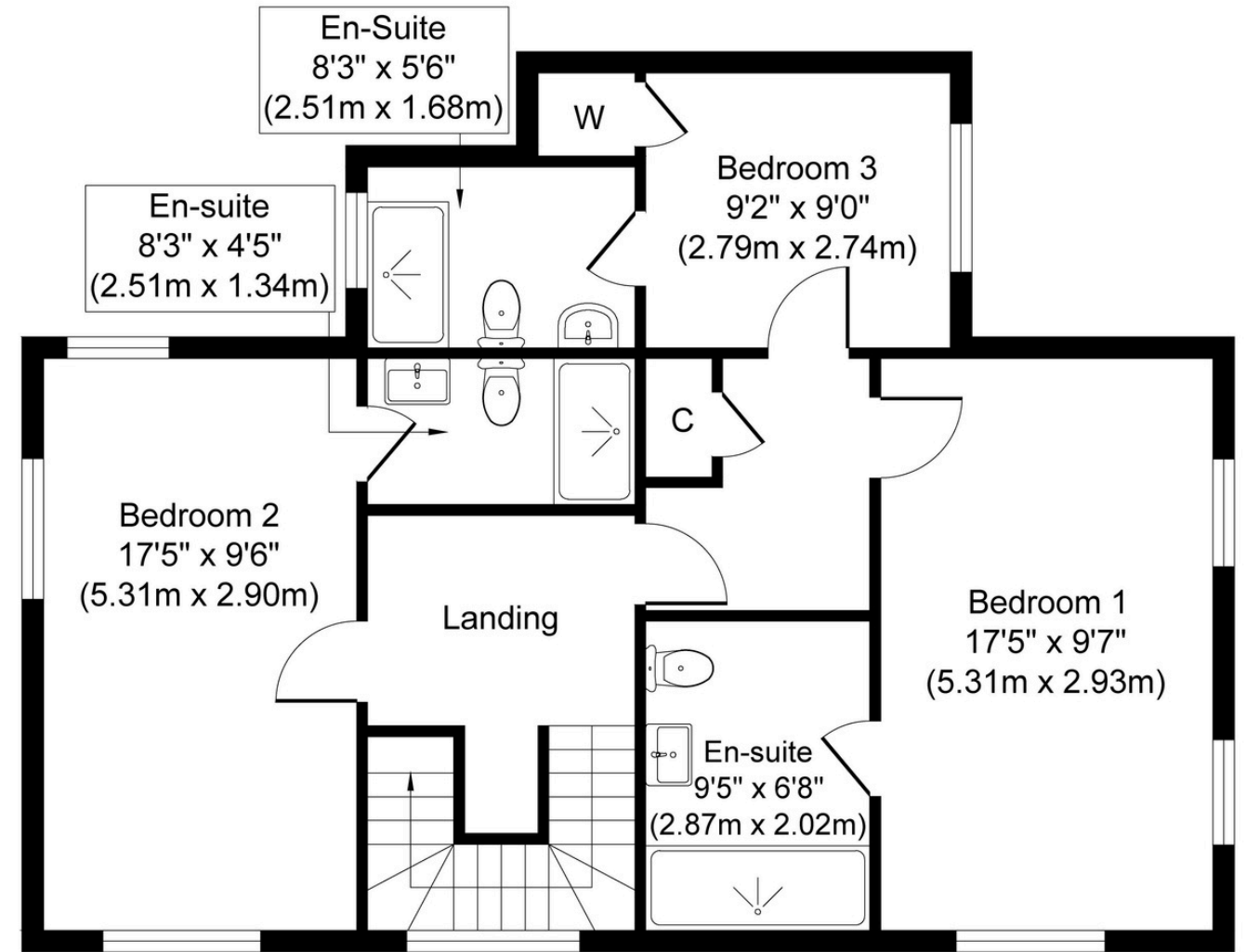
Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



**Ground Floor**  
**Approximate Floor Area**  
**757 sq. ft**  
**(70.30 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**757 sq. ft**  
**(70.30 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.