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16 Barnfield Drive, Solihull, B92 0QB

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£635,000

A spacious and well-presented four-bedroom detached family home occupying a generous corner plot position on the highly sought-after Barnfield Drive, Solihull.

This impressive property offers versatile accommodation throughout and is ideally suited to modern family living. The welcoming extended porch leads into a spacious entrance hall with access to a guest WC and integral garage. The ground floor benefits from three well-proportioned reception rooms, providing flexible living and entertaining space, together with a superb open-plan kitchen diner, perfect for family gatherings and everyday living. A separate utility room adds further practicality.

To the first floor, the property offers four generously sized bedrooms, including an excellent principal suite featuring a dressing area and en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property enjoys a prominent corner plot with a substantial driveway providing off-road parking for multiple vehicles. The private rear garden has been thoughtfully landscaped and features a patio seating area, greenhouse, garden shed and an array of mature shrubs and planting, creating a peaceful outdoor retreat for both relaxation and entertaining.

Further enhancing its appeal, the property offers excellent scope for extension above the garage and living room two subject to the necessary planning permissions and building regulations, providing an opportunity to create additional bedroom accommodation or further living space to suit a growing family's needs.

Accommodation Briefly Comprises: Extended Porch, Entrance Hall, Guest WC, Three Reception Rooms, Kitchen Diner, Utility Room, Integral Double Garage, Four Bedrooms, Principal Bedroom with Dressing Area and En-Suite, Family Bathroom, Driveway for Multiple Vehicles and Private Rear Garden.

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**Ground Floor**

**First Floor**

Total floor area 161.5 sq.m. (1,738 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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### Location

Barnfield Drive is a highly sought-after residential address in Solihull, offering an excellent combination of convenience, family-friendly surroundings and superb local amenities. Situated within the popular B92 postcode, the area is well regarded for its excellent transport links, highly rated schools and easy access to Solihull Town Centre.

Residents benefit from a wide range of nearby amenities including local shops, supermarkets, restaurants and leisure facilities, while the vibrant town centre of Solihull offers an extensive selection of retail, dining and entertainment options. The property is also conveniently positioned for commuters, with easy access to the M42, NEC, Birmingham Airport, Birmingham International Railway Station and the wider motorway network.

The area is particularly popular with families due to its proximity to a number of well-respected primary and secondary schools, together with nearby parks and green spaces providing excellent opportunities for recreation and outdoor activities.

Combining a peaceful residential setting with outstanding convenience, Barnfield Drive represents an ideal location for families and professionals alike.

### Entrance Porch

11'5 x 6'6

### Living Room One

16'2 x 11'7

### Living Room Two

14'8 x 11'9

### Dining Room

14'1 x 8'9

### Kitchen / Diner

15'8 x 12'4

### Utility

8'5 x 5'4

### Bedroom One

13'1 x 11'11

### Ensuite

8'1 x 6'6

### Dressing Room

6'11 x 6'6

### Bedroom Two

11'11 x 8'10

### Bedroom Three

12'0 x 9'0

### Bedroom Four

9'0 x 6'7

### Bathroom

8'10 x 6'4

### Double Garage

16'1 x 15'4

### Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

### Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band F.

### Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

### Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

### General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

### Agent Note

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

### AML Checks

Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system

### Energy Efficiency Rating

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(including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











16