
melvyn
Danes
ESTATE AGENTS
Barnmoor Rise
Solihull
Asking Price £450,000

Description

Barnmoor Rise leads just off Bramcote Drive which in turn joins Lode Lane via a service road. Lode Lane is one of the main arterial roads that lead into Solihull town centre where one will find excellent shopping facilities and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre.

Travelling away from the town centre along Lode Lane one will come to the A45 Coventry Road, via Hobs Moat Road, which gives access to the city centre of Birmingham or out towards junction 6 of the M42 motorway, the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station.

Set in a quiet, yet convenient location this extended four bedroomed semi-detached property is set back from the road behind a large printed drive way leading to the double garage, rear access and front door access into the accommodation which comprises of, entrance hall, open plan living dining room with open archway connecting. The living space has a good sized bay window and feature fire place with the dining are having access into the extended kitchen and glazed French doors onto the rear garden. The kitchen is well fitted with a range of integrated appliances and ample space for a large dining table and chairs. Off the kitchen is the fitted utility with rear garden access and further access into the ground floor WC.

To the first floor we have four bedrooms, three of which are great sized doubles with the principle room having access to an en-suite shower room. The original first and second bedrooms have banks of fitted wardrobed and bedroom furniture with the fourth bedroom being set up as a study. Off the landing is the family bathroom fitted with a 3 piece suite with heated towel rail.

To the rear we have an excellent sized garden mainly laid to lawn with panelled fencing and mature stocked borders with direct access to the front and into the over sized double garage. A large brick built garage with tiled roof and concrete hardstanding. Ample room for numerous vehicles as well as a workshop/storage area. The frontage offer a large driveway with an attractive printed finish allowing parking for numerous vehicles.













Accommodation

Entrance Hall

Living Room
10'9" x 17'4" (3.282 x 5.287)

Dining Room
11'7" x 10'9" (3.541 x 3.282)

Kitchen/Breakfast Room
16'6" x 11'7" (5.038 x 3.547)

Utility
6'0" x 7'10" (1.838 x 2.397)

Ground Floor WC

Bedroom One
11'3" x 9'5" (3.435 x 2.885)

En-Suite
4'11" x 11'3" (1.509 x 3.435)

Bedroom Two
10'10" x 15'8" (3.305 x 4.776)

Bedroom Three
12'9" x 11'3" (3.911 x 3.433)

Bedroom Four
5'11" x 6'10" (1.824 x 2.094)

Family Bathroom
5'6" x 8'6" (1.682 x 2.594)

Double Garage+Workshop
17'11" x 25'0" (5.465 x 7.626)

Private Rear Gardens

Off Road Parking







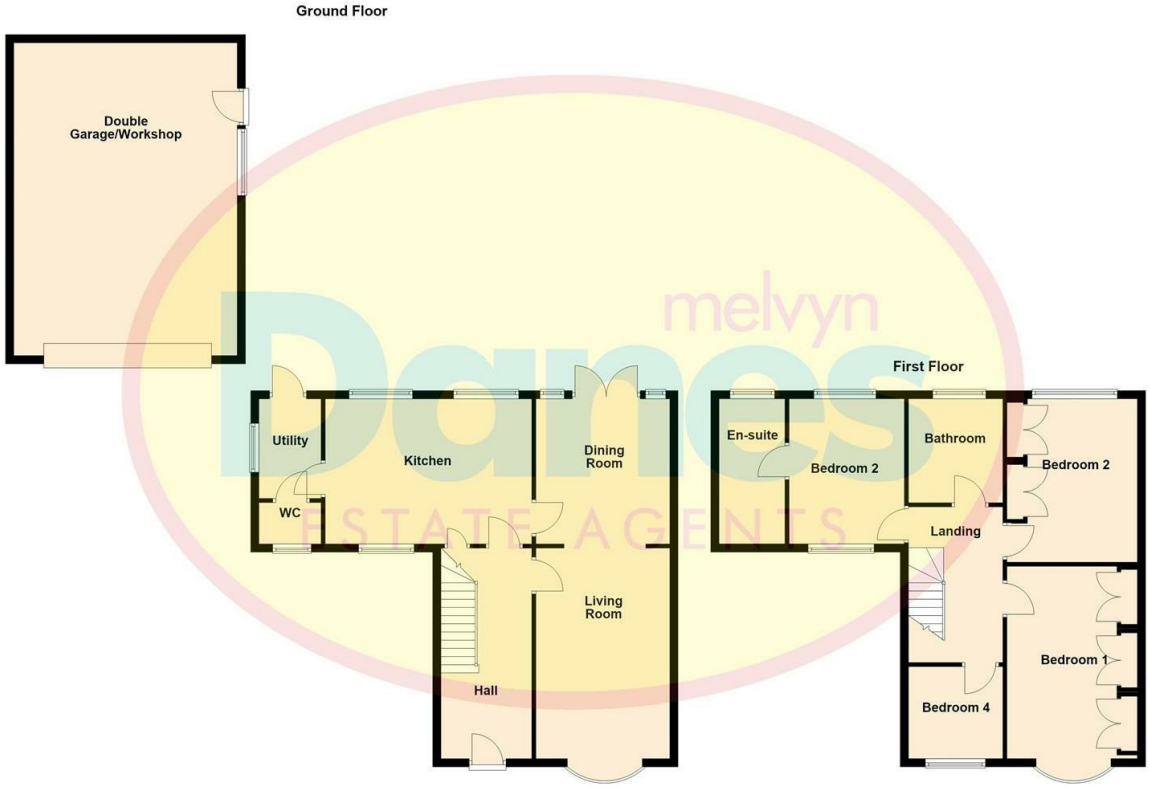

TENURE: We are advised that the property is Freehold

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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 9/10/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

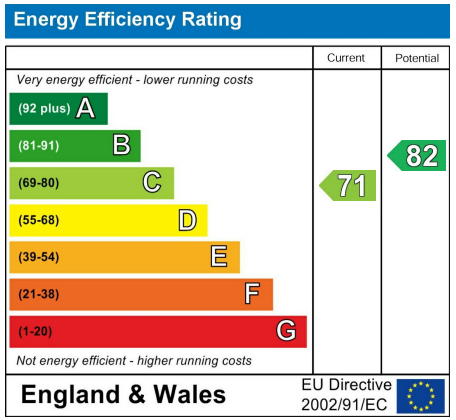
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





16 Barnmoor Rise Solihull Solihull B91 2HU
Council Tax Band: D



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.