



Foxley Drive, Catherine-De-Barnes

Guide Price £260,000





PROPERTY OVERVIEW

This delightful two bedroom first floor apartment, which is offered to the market with the benefit of no chain, is set within a peaceful cul-de-sac in a sought-after semi-rural location, ideally positioned close to local amenities and shops. The property is beautifully presented and enjoys an abundance of natural light throughout, while offering excellent countryside views from several aspects. Upon entering, you are greeted by a spacious entrance hallway, which provides ample storage space and creates a welcoming first impression. The heart of the home is the superb open plan living and dining room, which offers generous proportions for both relaxation and entertaining, as well as direct access to a small private balcony (perfect for enjoying morning coffee or simply taking in the surrounding scenery). This versatile living space continues seamlessly into a modern fitted kitchen, complete with integrated appliances, making it ideal for those who enjoy cooking and socialising. The apartment boasts two generously sized bedrooms, including a principal bedroom that benefits from fitted storage and a contemporary en-suite shower room (perfect for added privacy and convenience). The second bedroom is also well-proportioned and is serviced by a stylish family bathroom, finished to a high standard.



The apartment also benefits from two allocated parking spaces, providing secure and convenient parking for residents and visitors. This property presents an excellent opportunity for professionals, downsizers, or those seeking a tranquil retreat with easy access to countryside walks and village amenities. Early viewing is highly recommended to fully appreciate the quality, space, and location on offer.

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: E

Tenure: Leasehold



- Delightful Two Bedroom First-Floor Apartment
- No Upward Chain
- Superb Semi-Rural Location Close To All Local Amenities
- Abundance Of Natural Light Throughout
- Spacious Open Plan Living & Dining Room With Private Balcony
- Fitted Kitchen With Integrated Appliances
- Principal Bedroom With En-Suite
- Two Allocated Parking Spaces
- Well Maintained Communal Grounds



ENTRANCE HALLWAY

LIVING & DINING ROOM

17' 1" x 20' 11" (5.20m x 6.37m)

KITCHEN

8' 8" x 8' 8" (2.64m x 2.65m)

PRINCIPAL BEDROOM

17' 11" x 8' 4" (5.47m x 2.55m)

ENSUITE

8' 1" x 5' 5" (2.47m x 1.66m)

BEDROOM TWO

14' 0" x 8' 10" (4.27m x 2.70m)

BATHROOM

5' 5" x 6' 11" (1.64m x 2.10m)

TOTAL SQUARE FOOTAGE

84.0 sq.m (907 sq.ft) approx

OUTSIDE THE PROPERTY

TWO ALLOCATED PARKING SPACES

WELL MAINTAINED COMMUNAL GROUNDS

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Fridge/freezer, Washing machine, All carpets and Blinds, Some Curtains and Light fittings.



ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – ADSL copper wire. Service charge – £3,375.56 pa. Ground rent – £534.89 pa.

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.



Approx Gross Internal Area
84 sq m / 907 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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