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**Oakfields Way, Catherine-de-Barnes**

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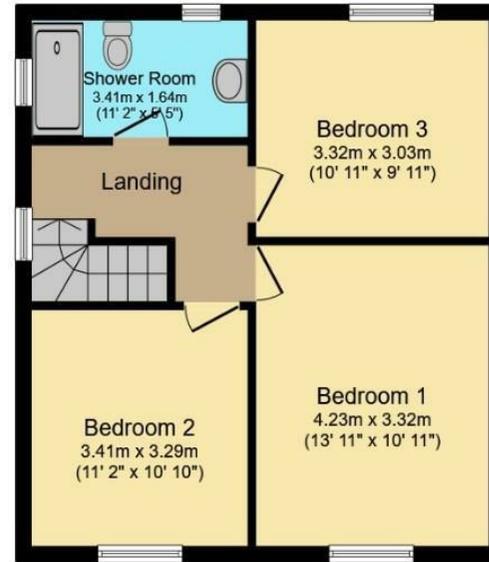
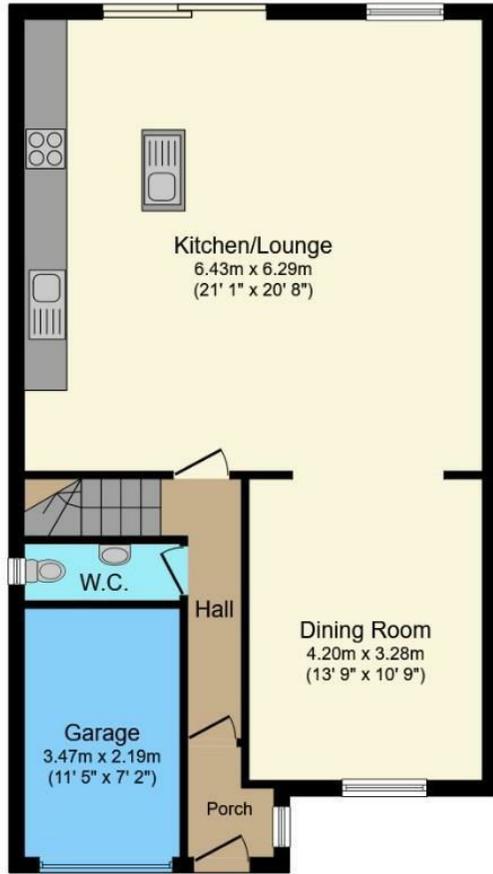
### **Offers Over £465,000**

Located in the charming area of Catherine-De-Barnes, this delightful semi-detached house on Oakfields Way offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, each featuring fitted wardrobes, this home is ideal for families or those seeking extra space.

The heart of the home is the open plan kitchen/lounge and dining room, which creates a warm and inviting atmosphere for both relaxation and entertaining. This spacious layout allows for seamless interaction between family members and guests, making it a wonderful space for gatherings. Additionally, the convenience of a downstairs WC adds to the practicality of the home. Outside, the rear garden offers a private retreat, perfect for enjoying the fresh air, gardening, or simply soaking up the sun.

This property is not only a comfortable residence but also benefits from its location in a peaceful neighbourhood, making it an excellent choice for those looking to enjoy a tranquil lifestyle while remaining close to local amenities and transport links.

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Total floor area 119.0 sq.m. (1,281 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	82
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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## DESCRIPTION

Approached over a tarmac driveway with space for multiple cars to park.

## ON THE GROUND FLOOR

### ENTRANCE PORCH

Having fully glazed double front doors with side panels, ceiling light point and ceramic tiled floor. An oak door opens into the

### HALLWAY

Having double panel radiator to feature decorated wall, inset spot lights to ceiling, ceramic tiled floor and staircase to first floor. Door to family accommodation and further to

### DOWNSTAIRS WC

Having floating wall mounted guest wash hand basin with waterfall mixer tap over, and low level WC with dual flush. Also, ceiling light point, opaque double glazed window to side aspect, extractor fan, wood panelling to lower walls with dado rail over, and wall mounted chrome ladder style heated towel rail.

### OPEN PLAN KITCHEN / LOUNGE

**KITCHEN** - Having a range of white gloss units incorporating wall and base cupboards, soft close drawers, Neff electric hob with extractor over, integrated fridge freezer, integrated fan oven and combi microwave with plate warmer. There is a central island having black gloss units with one-and-a-half bowl stainless steel sink unit. Some of the units house appliances - washing machine, dishwasher and a bin cupboard. All units have quartz counter top and there is space for four breakfast bar stools. In addition, ceramic tiled flooring.

**LOUNGE** - The lounge and kitchen area overlook the rear garden which is accessed via large UPVC double glazing sliding doors. To the ceiling there are three roof lanterns, wall mounted radiator and ceramic tiling to floor. Opening to

### DINING ROOM

Having UPVC double glazed window to front aspect, six ceiling spotlights, radiator and ceramic tiled floor.

## ON THE FIRST FLOOR

Staircase with contemporary brushed steel handrails and balustrade and glass panels leads up to the LANDING. There is a LOFT which is accessed by loft ladder and has electric light and boarded floor. Oak doors open to all upstairs rooms. Also, there is a UPVC double glazed opaque window to side elevation.

### BEDROOM 1

Having a range of triple door fitted wardrobes with hanging and shelving

space. Also, UPVC double glazed window to front elevation, double panel radiator, and six ceiling light points.

### BEDROOM 2

Having a range of triple door fitted wardrobes with hanging and shelving space. Also, UPVC double glazed window to front elevation, double panel radiator, and four ceiling light points.

### BEDROOM 3

Having fitted wardrobes with sliding glass fronted doors with hanging and shelving space. Also, UPVC double glazed window to front elevation, double panel radiator and four ceiling light points.

### SHOWER ROOM

Having shower cubicle with rainfall shower head and a hand held shower, a floating drawer unit for storage that has a basin over and waterfall tap, and close coupled WC with dual flush. Also, five ceiling light points, two opaque double glazed window to side and rear elevations, complimentary wall tiling, and further matching wall cabinet with shelving.

## OUTSIDE

### REAR GARDEN

The garden is enclosed by panel fencing to all sides and is mainly laid to lawn with pathways to all sides. Also, side gated access to the front of the property and driveway. There is a timber garden shed.

### GARAGE

The garage is used for storage and houses the electric consumer unit and electric meter and also houses the wall mounted Worcester gas-fired combi central heating boiler.

## GENERAL INFORMATION

### 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 E.

### 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.

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

## Energy Efficiency Rating

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<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (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.









