



7 Barbers Lane, Catherine de Barnes,
Solihull, B92 0DH

Price Guide **£550,000**

- Executive Detached Residence
- Semi Rural Location
- Study, Lounge, Dining Room
- Four Bedrooms with Ensuite & Bathroom
- Detached Oversized Double Garage
- EPC rating C

0121 709 3300

7 Barbers Lane, Catherine de Barnes, Solihull, B92 0DH

7 Barbers Lane is a modern home situated within a small select development off Hampton Lane that enjoys a semi rural setting but within easy access for all major transport links or equally a quiet country stroll along the canal footpath. The property will appeal to a growing family & offers further scope for enlargement(STPP) and comprises welcoming hallway, cloakroom/wc, study, spacious lounge, separate dining room, breakfast kitchen, utility, galleried landing, four bedrooms, refitted en suite & family bathroom, generous gardens & oversized detached double garage.

ENTRANCE

The property is situated within a small select development off Hampton Lane and is set back from the road behind a driveway that enables off road parking for three vehicles leading to a covered storm porch.

WELCOMING HALLWAY

Solid wood flooring, ceiling light point, single panel radiator, galleried landing, stairs rising to first floor landing, under stairs storage cupboard, telephone point, doors to cloakroom/wc, study, lounge, kitchen and dining room.

CLOAKROOM/WC

A beautifully appointed cloakroom suite comprises low level flush wc, wash hand basin, decorative slate splash back areas, ceramic floor tiling, chrome towel radiator, UPVC double glazed window to front aspect, recessed spot lights.

STUDY

8' 2" (2.5M) X 6' 11" (2.1M)

Single panel radiator, ceiling light point, decorative ceiling coving, UPVC double glazed window to side aspect.

THROUGH LOUNGE

20' 0" (6.1M) X 11' 6" (3.5M)

Ornamental fireplace and decorative surround with open fire, TV aerial point, two double panel radiators, two ceiling light point, UPVC double glazed bay window to front aspect, double glazed sliding patio doors to rear, door to:

DINING ROOM

12' 2" (3.7M) X 10' 2" (3.1M)

Single panel radiator, ceiling point, decorative ceiling coving, double glazed sliding patio doors to rear aspect, door to:

BREAKFAST KITCHEN

14' 9" (4.5M) X 10' 10" (3.3M)

A well appointed fitted kitchen comprises a range of light oak wall and base units with granite work surface over with upstands, over, one a half bowl stainless steel sink and drainer unit with mixer tap over, integrated AEG four ring gas hob and electric double oven, integrated Tricity Bendix dishwasher, fridge and freezer cupboards, natural slate floor tiling, space for breakfast table and chairs, double panel radiator, two ceiling light points, UPVC double glazed windows to rear and side aspects, door to:

UTILITY

6' 3" (1.9M) X 6' 3" (1.9M)

Matching base units with complementary roll top work surface over, space and plumbing for washing machine, ceramic tiling to splash prone areas, natural slate floor tiling, space for dryer, UPVC double glazed door to side aspect



GALLERIED LANDING

A feature galliard landing with doors leading to all bedrooms and family bathroom, built in airing cupboard, ceiling light point, UPVC double glazed window to front aspect.

MASTER BEDROOM

12' 10" (3.9M) X 11' 2" (3.4M)

UPVC double glazed window to rear aspect, telephone point, ceiling light point, decorative ceiling coving, fitted wardrobes, loft access, door to:



EN SUITE

5' 11" (1.8M) X 5' 3" (1.6M)

A beautifully appointed and recently upgraded en suite comprises close couple wc, was hand basin with mahogany vanity unit below, shower enclosure with thermostatic shower over, tiling to walls and floors, chrome towel radiator, shaver point, mirror.

BEDROOM TWO

11' 2" (3.4M) X 10' 6" (3.2M)

UPVC double glazed window to front aspect, fitted wardrobes and desk, single panel radiator, ceiling light point.

BEDROOM THREE

11' 2" (3.4M) X 10' 2" (3.1M)

UPVC double glazed window to rear aspect, single panel radiator, ceiling light point.

BEDROOM FOUR

9' 6" (2.9M) X 6' 11" (2.1M)

UPVC double glazed window to rear aspect, single panel radiator, ceiling light point.



FAMILY BATHROOM

8' 6" (2.6M) X 6' 7" (2M)

A beautifully appointed bathroom that has recently been upgraded and comprises contemporary three piece white suite that includes a close coupled wc, wash hand basin with mahogany vanity unit below, panel bath with complementary mosaic tiling to splash prone areas, complementary ceramic tiling to floors and walls, spot lights, chrome towel radiator, shaver point, mirror extractor fan, UPVC double glazed window to side aspect,

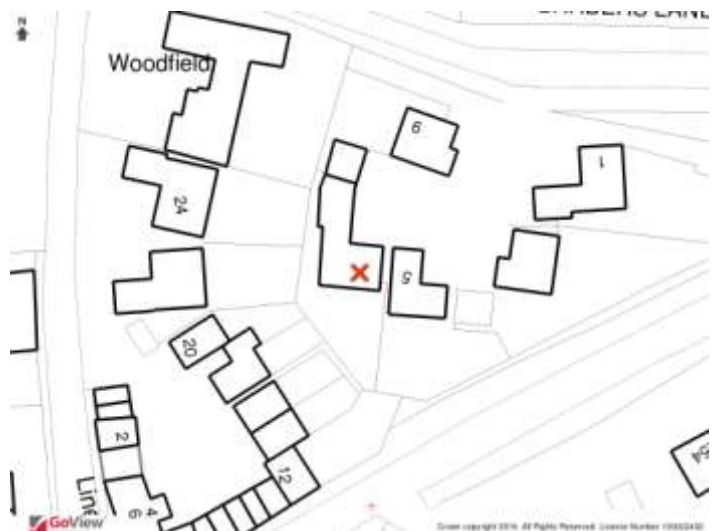
REAR GARDEN

Paved patio area that leads to a mostly laid to lawn rear garden with tree lined borders, an array of shrubs and plants to borders extending to side of the property and pathway leading to garage. Timber fencing to perimeter, external water tap.

OVERSIZED DOUBLE GARAGE

27' 7" (8.4M) X 16' 5" (5M)

Power supply, overhead storage area, two up and over doors, recently upgraded Worcester central heating boiler, electrical consumer unit.



Ground Floor

Approx. 507.0 sq. metres (1151.3 sq. feet)



First Floor

Approx. 67.9 sq. metres (730.4 sq. feet)



Total area: approx. 174.8 sq. metres (1881.7 sq. feet)



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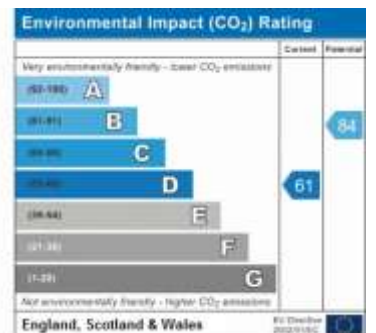
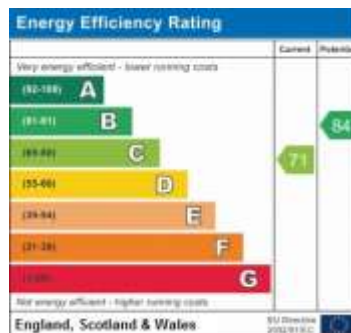
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