



**345 Barston Lane, Catherine-de-Barnes,
Solihull B91 2SZ**

Offers in excess of
£275,000

- Pretty Semi Detached Cottage
- Requiring Complete Renovation
- Two Bedrooms

- Semi-Rural Location
- No Chain
- Energy Performance Rating - G

0121 709 3300

345 Barston Lane, Catherine-de-Barnes, Solihull B91 2SX

A fantastic opportunity has arisen to acquire a superbly positioned, two bedroom, semi-detached cottage offering enormous scope for enlargement (STPP). The property requires complete refurbishment, but enjoys glorious countryside views to the rear across adjoining fields. This will appeal to somebody looking to put their stamp on a property to create a fabulous family home. The accommodation on offer consists of a vestibule hall, lounge, kitchen, two bedrooms, bathroom & large well established garden backing onto adjoining fields. No Chain.

APPROACH

Via a driveway that enables off-road parking for two vehicles leading to a glazed stone porch entrance.

VESTIBULE

UPVC double glazed door to vestibule with stairs rising to first floor landing, and door to overhead cupboard housing electric fuse board / consumer unit.

LOUNGE

14' 9" (4.5M) X 11' 10" (3.6M)

Open fireplace with brick surround, UPVC double glazed window to the front aspect, ceiling light point, understairs cupboard and door to kitchen.

KITCHEN

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

Wall and base units with ample worksurface area, tiling to splash prone areas, stainless steel single drain sink unit, integrated electric hob and oven, ceiling light point, UPVC double glazed window and door to rear aspect.



FIRST FLOOR LANDING

UPVC double glazed window to the side aspect, loft access, doors to bedroom one, bedroom two and bathroom.

BEDROOM ONE (FRONT)

12' 2" (3.7M) X 11' 10" (3.6M)

Electric wall-mounted heater, ceiling light point, UPVC double glazed window to the front aspect and built-in cupboard.

BEDROOM TWO (REAR)

9' 6" (2.9M) X 8' 10" (2.7M)

Electric wall-mounted heater, ceiling light point, UPVC double glazed window to the rear aspect.



BATHROOM

Low level flush WC, pedestal hand wash basin, panel bath, tiling to splash prone areas, obscure UPVC double glazed window to rear aspect, airing cupboard housing hot water cylinder.

GARDEN

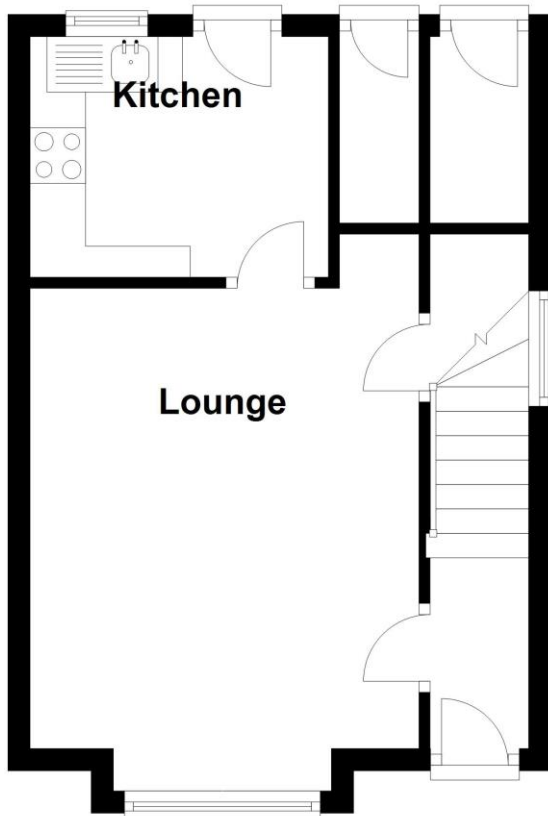
A paved patio with covered verandah leads to a large, established, laid to lawn garden with an abundance of shrub plants and mature hedge row perimeter. At the rear of the garden are two timber sheds. There is gated access to the side of the property and two further outbuildings/stores.

TENURE

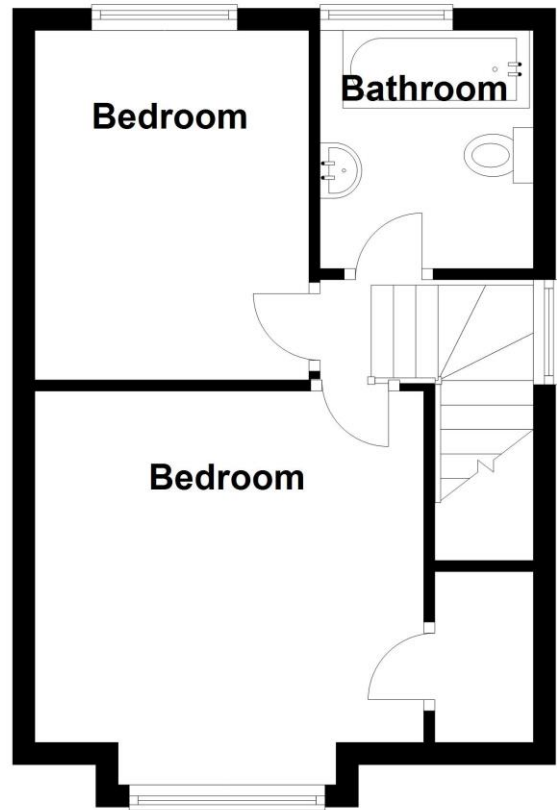
We have been advised that the property is Freehold. This is subject to verification by your Solicitor.



Ground Floor



First Floor



Total area: approx. 59.1 sq. metres (636.2 sq. feet)



2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com

Zoopla.co.uk

Finda Property.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman SALES OFT Approved code

Radarhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	20	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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