Bartleys
Estate Agents









23 Foxley Drive, Catherine-de-Barnes, Solihull B91 2TX

Price Guide £210,000

- Ground Floor Apartment
- Two Double Bedrooms
- Quiet Village Location
- Private Patio Area
- Allocated Parking Space
- Energy Efficiency Rating- C

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23 Foxley Drive, Catherine-de-Barnes, Solihull B91 2TX

A beautifully presented, two bedroom, modern, ground floor apartment situated in the picturesque village of Catherine-de-Barnes offering a blend of countryside charm with urban convenience. The property offers excellent, bright and spacious living accommodation which briefly comprises; communal entrance hall with security intercom system, reception hall, cloak cupboard, superb open plan lounge and fitted kitchen area, master bedroom with fitted wardrobes, second double bedroom with French doors leading on to a patio, modern bathroom, one allocated parking space.

APPROACH
Via a shared communal entrance with security intercom leading to a hallway where number 23 is located on the ground floor.



ENTRANCE HALL
Security intercom system, large storage cupboard, doors leading off to lounge, bedroom one, bedroom two, bathroom, airing cupboard housing Baxi combi boiler.

OPEN PLAN LOUNGE & KITCHEN
22' 4" (6.8M) X 12' 2" (3.7M) MAX

LOUNGE
Double panel radiator, wood effect flooring, two ceiling light points, UPVC double glazed bay window and UPVC double glazed window to the side aspect, one UPVC double glazed window to the front aspect, the lounge continues in to the:-



KITCHEN
A modern, fitted kitchen with a range of Cherry wood wall and base units with coordinated roll top work surfaces, complementary ceramic tiling to splash prone areas, space and plumbing for a washing machine and dishwasher, integrated Bosch four ring gas hob and oven with concealed extractor fan over, double panel radiator, two ceiling light point, UPVC double glazed window to the front aspect.



BEDROOM ONE (REAR)
10' 6" (3.2M) X 10' 6" (3.2M)
Wood effect flooring, single panel radiator, ceiling light point built-in wardrobe, UPVC double glazed window to the side aspect.



BEDROOM TWO (REAR)
11' 2" (3.4M) X 9' 6" (2.9M)
UPVC double glazed French doors to patio, wood effect flooring, single panel radiator, ceiling light point, built-in wardrobes.

BATHROOM
A modern, white, three-piece suite comprising low level flush WC, hand wash basin, panel bath with thermostatic shower unit over, ceramic tiling to walls and floors, chrome towel radiator, ceiling light point, extractor fan, obscure UPVC double glazed window to the side aspect.

OUTSIDE
There is a small patio area off the second bedroom that enjoys open views and one allocated parking space.



TENURE
We have been advised that the property is Leasehold with 104 years (approximately TBC) left unexpired. This is subject to verification by your Solicitor.

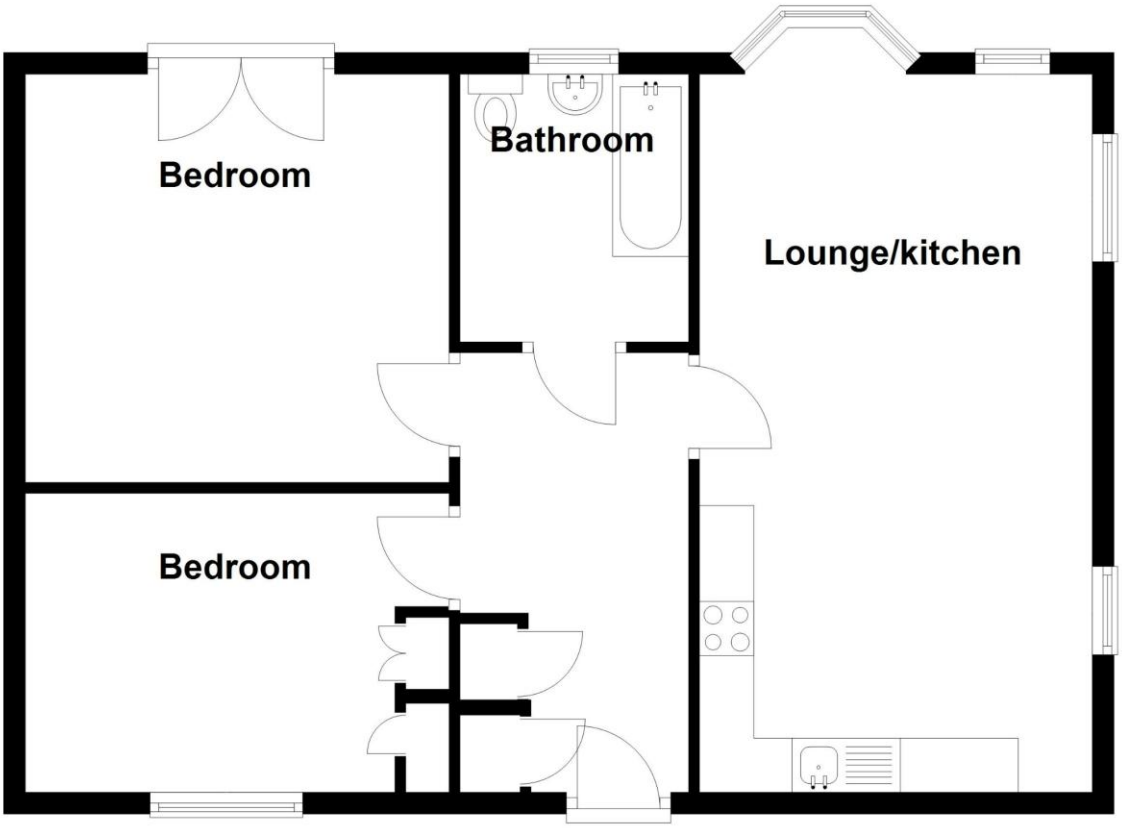
SERVICE CHARGE
We have been advised that the Service Charge is £1,308.00 per annum and is paid monthly. This is subject to verification by your Solicitor.

GROUND RENT
We have been advised that the Ground Rent is included in the Service Charge – please see above. This is subject to verification by your Solicitor.



Ground Floor

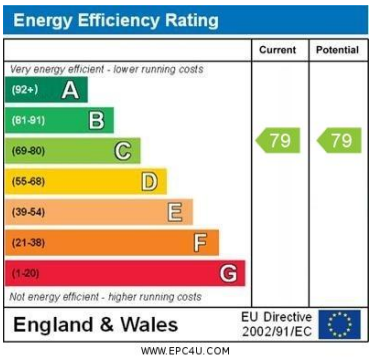
Approx. 65.3 sq. metres (702.6 sq. feet)



Total area: approx. 65.3 sq. metres (702.6 sq. feet)

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