

**AP MORGAN**



**Barn Lane, Solihull**

Offers in the region of £390,000

**Features:**

- Four Bedroom Semi-Detached Family Home
- Spacious Accommodation Arranged Over Three Floors
- Generous Lounge/Dining Room
- Fitted Kitchen Opening into a Bright Conservatory
- Ground Floor Shower Room
- Principal Bedroom Suite with En-Suite Shower Room
- Private Double Driveway Providing Off-Road Parking
- Convenient Location Close to Schools, Amenities & Transport Links

**Description:**

Situated in a popular location is this deceptively spacious four-bedroom semi-detached family home, offering versatile accommodation arranged over three floors. Benefitting from a generous lounge/dining room, a well-appointed fitted kitchen opening into a bright conservatory, and a superb principal suite occupying the entire second floor, this attractive home is ideal for growing families seeking both space and convenience.

The property is approached via a private double-length driveway providing ample off-road parking. A welcoming entrance hall gives access to the spacious lounge/dining room, creating an excellent space for both everyday living and entertaining. To the rear, the fitted kitchen offers a range of units and work surfaces, with direct access into the conservatory, which enjoys pleasant views over the garden and provides an additional reception area. The ground floor is further enhanced by a modern shower room.

To the first floor are three well-proportioned bedrooms, all served by a family bathroom. Stairs rise to the second floor where the impressive principal bedroom suite can be found, benefitting from fitted storage and a private en-suite shower room, creating a peaceful retreat away from the rest of the home.

Moving outside, the property enjoys a well-maintained rear garden offering a pleasant space for outdoor dining, entertaining and family enjoyment. There is also the added benefit of useful external storage.

The property is conveniently positioned for access to a range of local amenities, reputable schools, public transport links and major road networks, making it an excellent choice for commuters and families alike.



**Details:**

**Hall**

**Lounge/Dining Room** 22'8" x 10'4" (6.9m x 3.15m)

**Kitchen** 14'10" x 9'1" (4.52m x 2.77m)

**Conservatory** 17'10" x 9'5" (5.44m x 2.87m)

**Shower Room** 7'7" x 5'8" (2.3m x 1.73m)

**Landing**

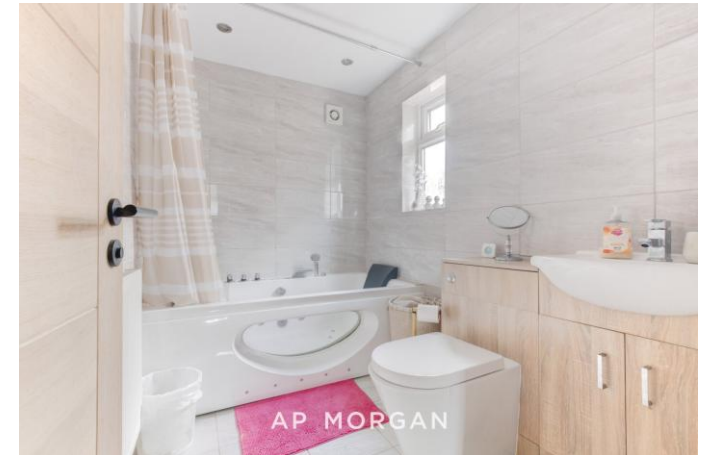
**Bedroom 2** 11'4" x 10'4" (3.45m x 3.15m)

**Bedroom 3** 10'7" x 10'4" (3.23m x 3.15m)

**Bedroom 4** 10'1" x 5'8" (3.07m x 1.73m)

**Principal Suite** 18'11" x 16'8" (5.77m x 5.08m) Both Max

**Ensuite Shower Room** 8'6" x 6'4" (2.6m x 1.93m)



**EPC Rating:** E

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.

## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

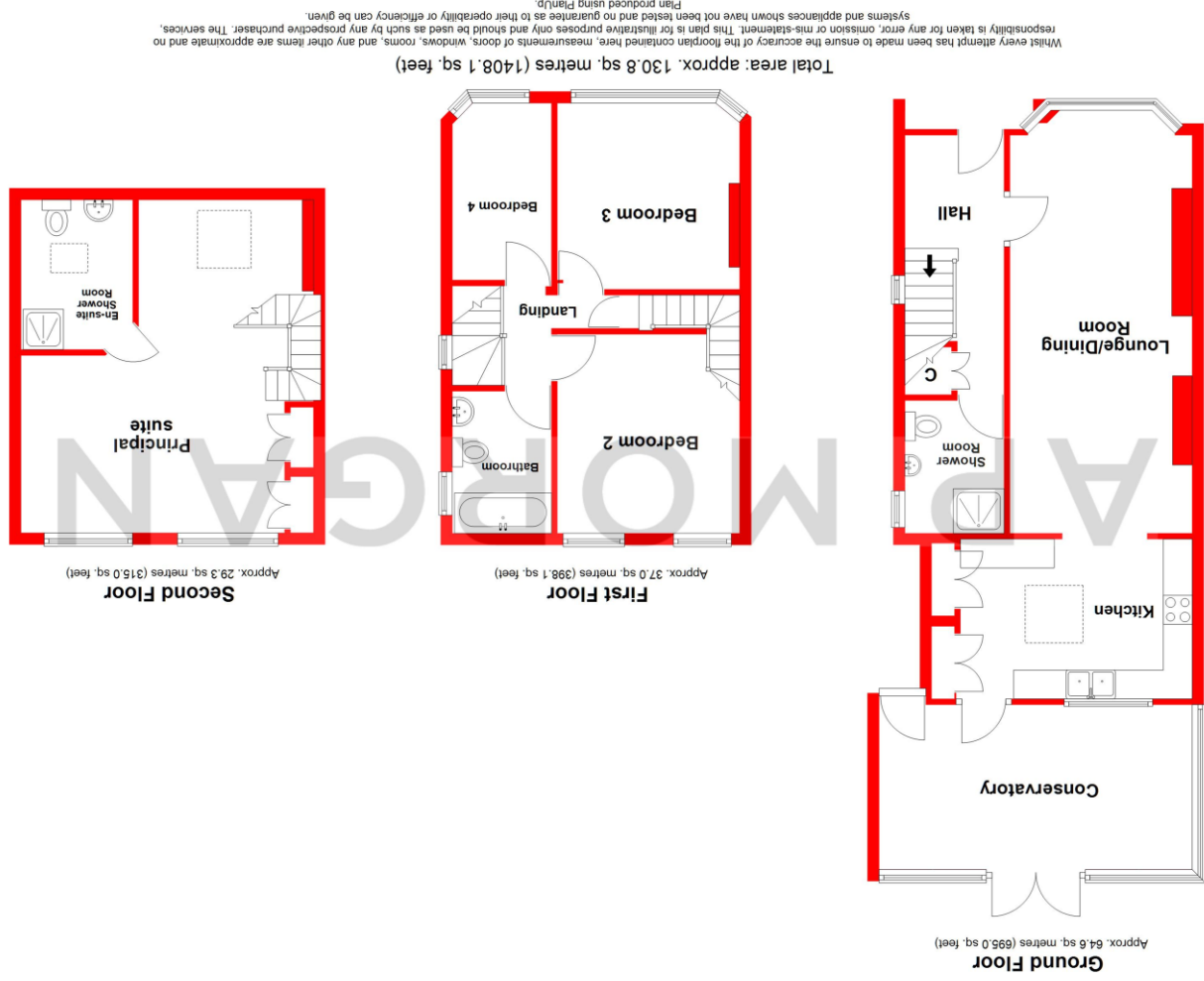
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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