

AP MORGAN



Barn Lane, Solihull
Offers Over £535,000

Features:

- Four-to-Five-Bedroom Semi-Detached Home
- Substantially Extended Throughout
- Large Kitchen Diner
- Ground Floor Bedroom with En-suite
- Principal Bedroom with En-suite
- Landscaped Rear Garden
- Driveway for Three Cars
- Within Catchment for Solihull Schools

Description:

Substantially extended, flooded with natural light, and a ground floor bedroom with its own en-suite. This is space done properly.

Set in a very popular family location, this spacious four-to-five-bedroom semi-detached home has been substantially extended to create a genuinely impressive amount of living space. It offers a landscaped rear garden, driveway for three cars, and a ground floor bedroom with its own en-suite, ideal for multi-generational living or guests. At close to 1,760 sq ft, this is a home that has been thoughtfully expanded and renovated throughout.

We asked them what made them buy it...

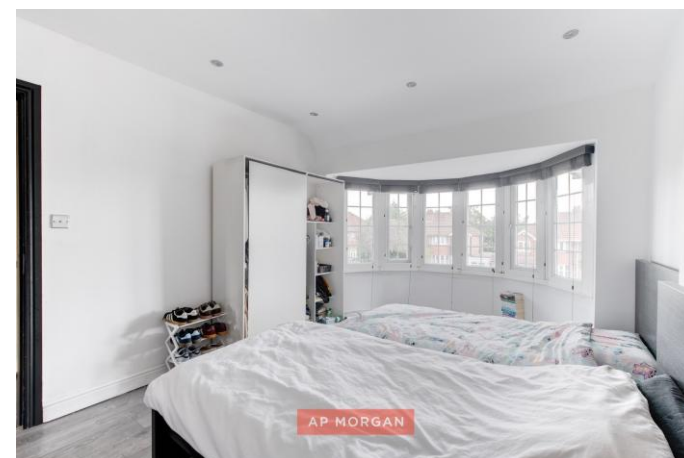
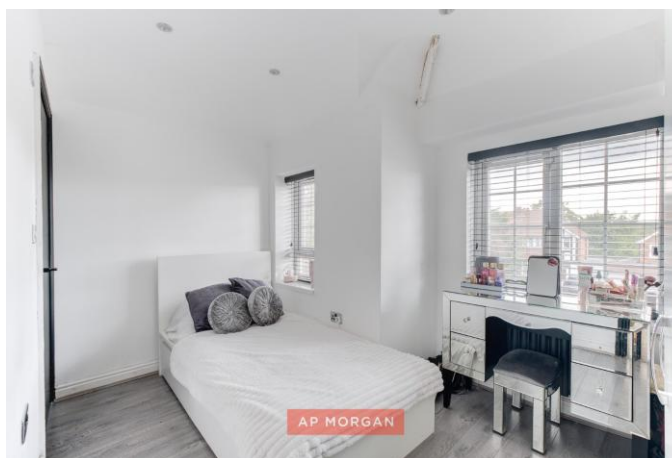
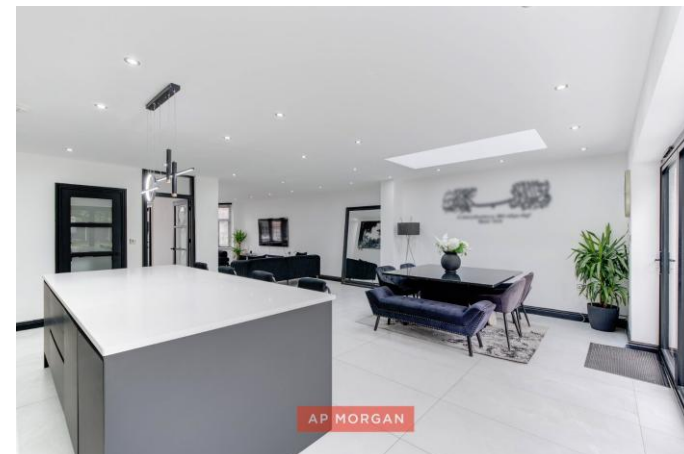
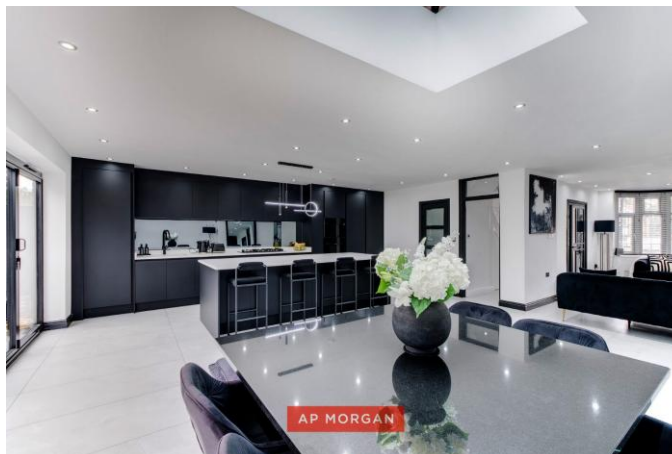
"It has to be the space! We have created it making a spacious family home. It's also about the natural lighting that comes in around the whole house."

What about the house itself?

"We have extensively extended the house to the rear and side making a large kitchen diner. We also extended the porch and completely renovated throughout."

Our agents say...

This is a genuinely impressive family home, and the extension work really shows in the sheer scale of the living space. The large kitchen diner, created through the rear and side extension, is a real showpiece, flowing through to a generous lounge and a ground floor bedroom with its own en-suite, perfect as a fifth bedroom, study, or guest suite. Upstairs, the principal bedroom comes with its own en-suite, alongside three further bedrooms and a family bathroom.



Outside, the landscaped rear garden and driveway for three cars round off a home that has been thoughtfully extended and renovated throughout to give a growing family real room to spread out.

Being a stone's throw from local shops and amenities, close to public transport, within catchment for Solihull schools, and with excellent motorway and road networks plus easy access to the NEC, Birmingham Airport, and the international train station, this location has everything covered.

A family home with this much space and this much thought put into it does not come along often. Get in touch with the AP Morgan team to arrange your viewing.

Details:

Hall

Lounge Area 18'9" x 10'11" (5.72m x 3.33m) Both Max

Kitchen /Dining Room 23'11" x 20'8" (7.3m x 6.3m)

Pantry

Landing

Principal Bedroom 12' x 8'5" (3.66m x 2.57m) Both Max

Bedroom 2 14'11" x 10'5" (4.55m x 3.18m) Both Max

Bedroom 3 11'7" x 10'4" (3.53m x 3.15m)

Bedroom 4 12' x 10'11" (3.66m x 3.33m)

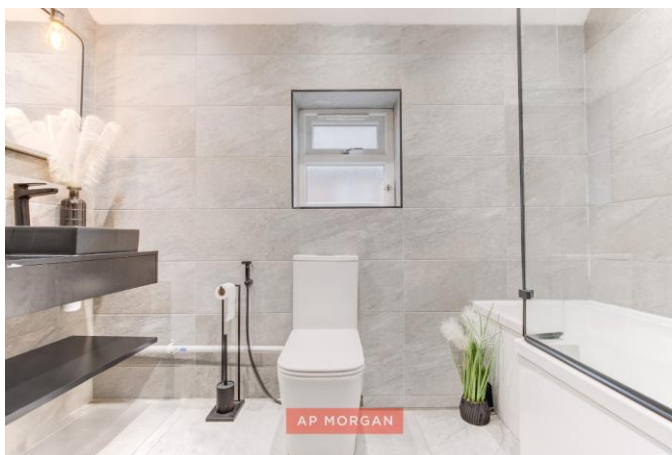
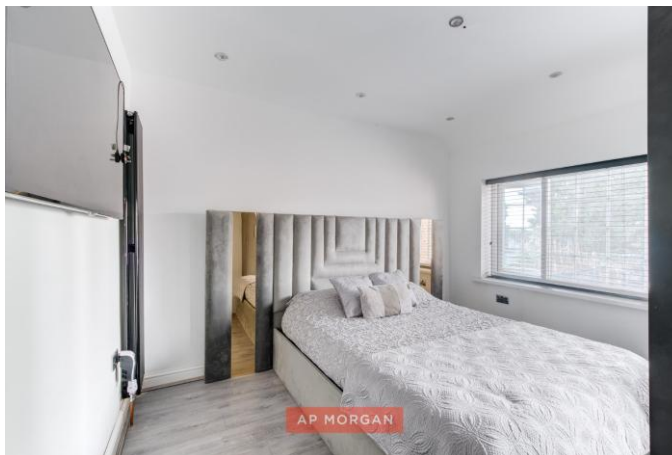
Bathroom 9'5" x 4'8" (2.87m x 1.42m)

EPC Rating: C

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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

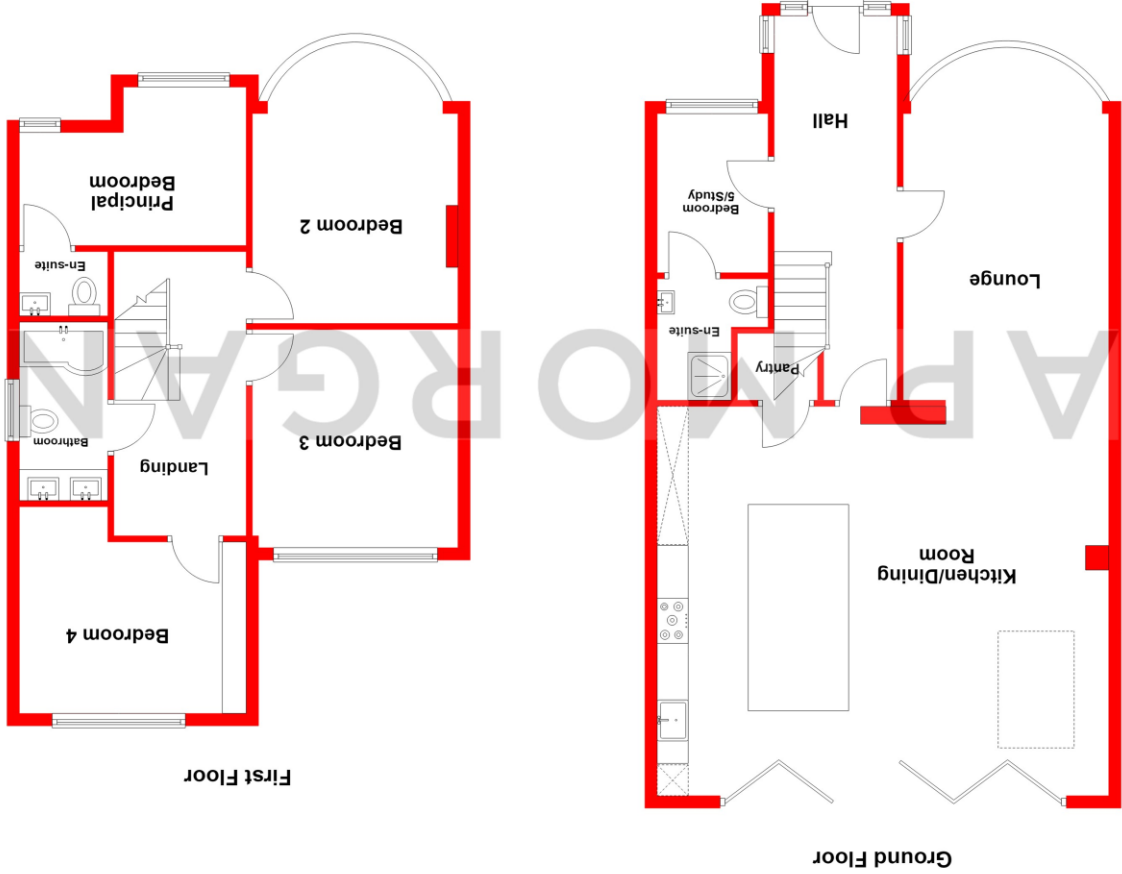
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using Planlup.

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