



41 FOXLEY DRIVE, CATHERINE-DE-BARNES, SOLIHULL, B91 2TX
PURCHASE PRICE £235,000





PROPERTY OVERVIEW

Situated in the popular Catherine De Barnes village, an ideal opportunity to purchase this spacious first floor apartment which must be viewed internally to be appreciated. The property benefits from gas central heating, UPVC double glazing and has the added attraction of no upward chain. The property is approached via a large communal entrance hall with staircase and lift to a reception hall, large spacious lounge/dining room, fitted kitchen, two large double bedrooms, ensuite shower room, family bathroom and allocated parking. Foxley Drive is well located for Solihull town centre, Birmingham International airport and railway station and all motorway links. In more detail the property affords:-

ACCOMMODATION ON THE FIRST FLOOR

Approached via the communal entrance hall, staircase and lift.

APARTMENT NO 41

With front door giving access through to:-

RECEPTION HALL

With useful storage cupboard, airing cupboard and leading to:-

SPACIOUS ENTRANCE HALL

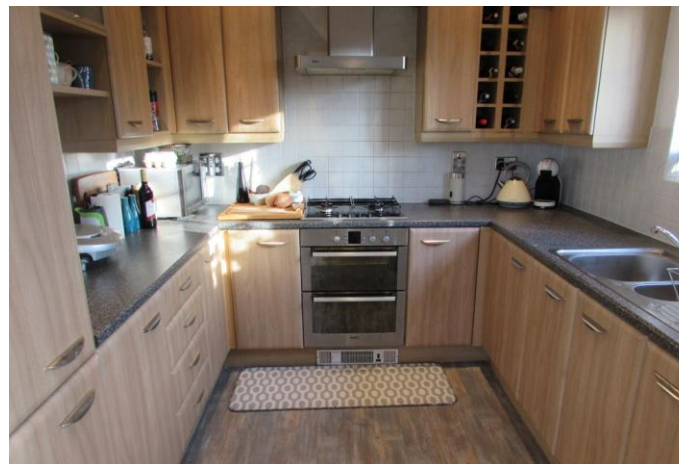
With double central heating radiator and leading to:-

LARGE L SHAPED LOUNGE/DINING ROOM

21' 7" x 14' 2" (6.60m x 4.33m) (max) Having UPVC double opening French doors leading out onto a small balcony, further double glazed window to the side, two double central heating radiators, TV point, power points and open aspect leading through to:-

FITTED KITCHEN

9' 0" x 8' 11" (2.76m x 2.73m) Having an inset one and a half bowl stainless steel sink unit with side drainer, cupboards beneath, a range of base and wall



cupboards, fitted appliances including a four ring gas hob, double oven, integrated fridge/freezer and washer/dryer, complementary wall tiles, double glazed window to the side, power points and electric floor heater.

BEDROOM ONE (FRONT)

18' 4" x 10' 6" (5.60m x 3.22m) Having two built in double wardrobes, double central heating radiator, power points and leading to:-

ENSUITE SHOWER ROOM

Having a double shower cubicle with power shower, low flush wc, vanity wash basin, heated towel rail, UPVC obscure glazed window and electric shaver point.

BEDROOM TWO (FRONT)

14' 5" x 9' 0" (4.40m x 2.76m) UPVC double glazed window, double central heating radiator, built in double wardrobe and power points.

FAMILY BATHROOM

Being part tiled comprising of a white suite, panelled bath with mixer tap and shower attachment, vanity wash basin, low flush wc, heated towel rail, recessed lighting and extractor fan.

OUTSIDE

ALLOCATED PARKING

There is one allocated parking space for this apartment, with ample visitors spaces.

TENURE

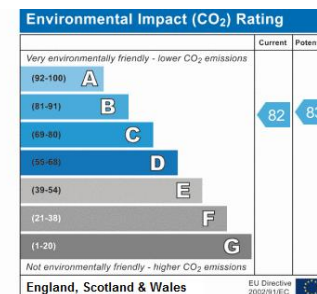
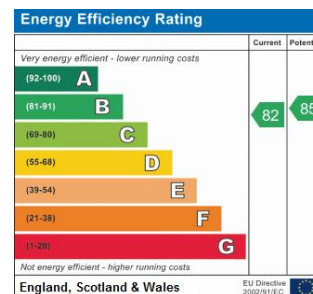
Leasehold

VIEWING

Via Xact in Solihull on 0121 712 6222.

COUNCIL TAX

Council Tax Band E





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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