



53 FOXLEY DRIVE, CATHERINE-DE-BARNES, SOLIHULL, B91 2TX  
PURCHASE PRICE £229,950





## 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 the first floor and briefly comprises of:- spacious entrance hall, large L shaped lounge/dining room, fitted kitchen, two large bedrooms, en suite shower room, family bathroom and allocated parking. Foxley Drive is well located for Solihull town centre, Birmingham International airport and railways station and all motorway links. In more detail the property affords:-

## ACCOMMODATION ON THE FIRST FLOOR

Approached via the communal entrance hall with staircase and lift.

## APARTMENT NO 53

With front door giving access through to:-

## SPACIOUS ENTRANCE HALL

13' 8" x 5' 10" (4.18m x 1.80m) With security intercom phone, double central heating radiator, airing cupboard and leading to:-

## LARGE L SHAPED LOUNGE/DINING ROOM

21' 7" x 14' 2" (6.60m x 4.33m) (max) With two double central heating radiators, UPVC double galzed window, double opening French doors leading out onto the balcony with views over open fields, useful storage cupboard, two ceiling light points and open aspect leading through to:-

## FITTED KITCHEN

9' 0" x 8' 11" (2.76m x 2.73m) Having an extensive range of luxury fitted units comprising of an inset one and a half bowl sink unit with side drainer, cupboards



beneath, a range of base and wall cupboards, fitted appliances including a four ring gas hob with extractor hood over and oven beneath, integrated larder fridge and freezer, washer/dryer, wall mounted gas central heating boiler, complementary wall tiles, UPVC double glazed window and power points.

#### BEDROOM ONE (FRONT)

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

#### EN SUITE SHOWER ROOM

Having a double shower cubicle with power shower, wall mounted wash hand basin, low flush wc, UPVC obscure glazed window, heated towel rail, electric shower point and extractor fan.

#### 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 panelled bath with mixer tap and shower attachment, vanity wash basin, low flush wc, heated towel rail and extractor fan.

#### OUTSIDE

#### ALLOCATED PARKING

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

#### TENURE

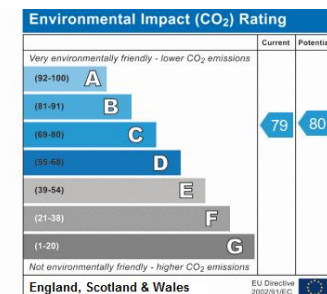
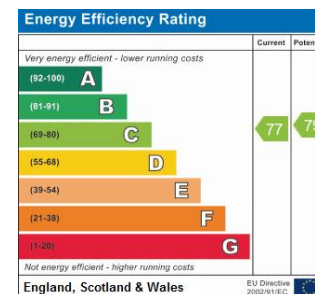
Leasehold

#### 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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