



10 Barnfield Drive, Solihull, B92 0QB  
£440,000



## Overview

10 Barnfield Drive is a most attractive, much improved, tastefully presented, modern, 4 bedroom, executive detached family home, enjoying a peaceful cul-de-sac situation in this popular residential area.

## Tenure

We have been advised that the property is FREEHOLD, however you should check this with your legal advisor before exchanging contracts.

## Local Authority

Solihull Borough Council

## Key features

- Entrance porch
- Reception hall
- Re-fitted guest cloakroom
- Living room
- Re-fitted breakfast kitchen
- First floor landing
- 4 Bedrooms
- Re-fitted ensuite shower room
- Re-fitted family bathroom
- Gas central heating
- Double glazing
- Garage
- Freehold
- Established front & rear gardens
- Driveway parking
- Cul-de-sac location

## Vendor Comments

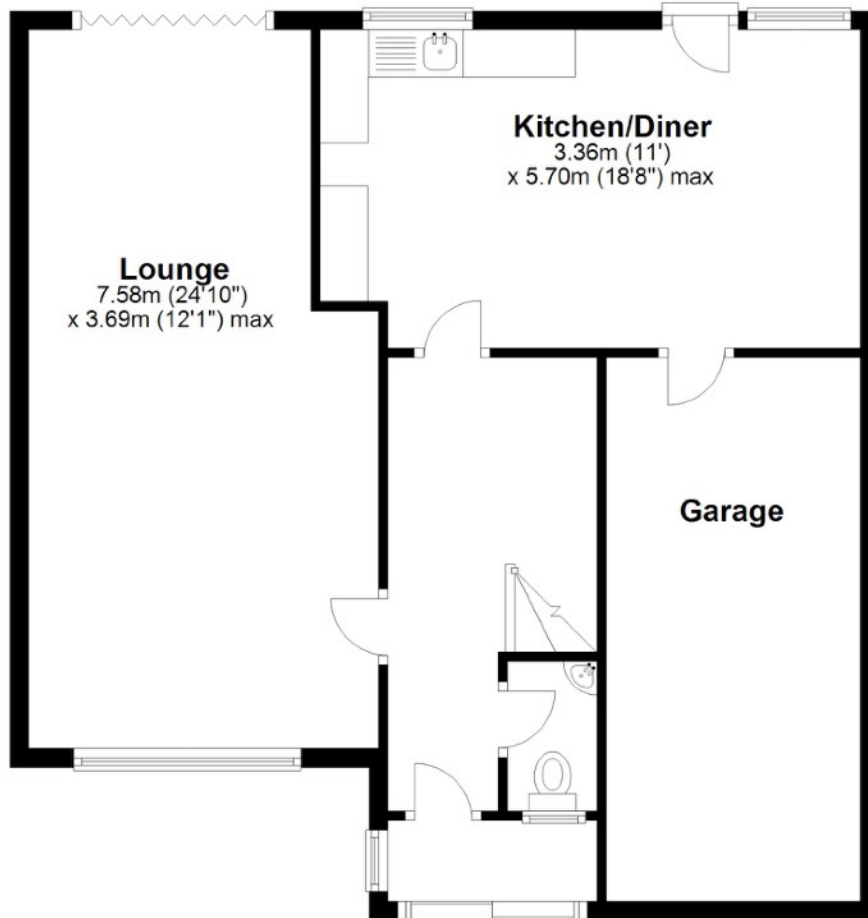
We moved in to this house just over 9 years ago and we love living here. We would have continued to do so however we are relocating due to work. The house has been fully refurbished from when we bought it with no room untouched. It has the space yet it feels cosy and the heating system warms the house up in no time in the winter. We are in a great location with Solihull town centre only 10 minutes away and great access to the motorway and airport. We regularly visit the nearby park with our little girl and allow our dog to run around. The estate feel spacious with room on the driveway for 3 cars and plenty of off street parking. We have lovely neighbours too who even do our garden from time to time!

It will be a shame to move from such a nice neighbourhood where everyone looks out for each other.



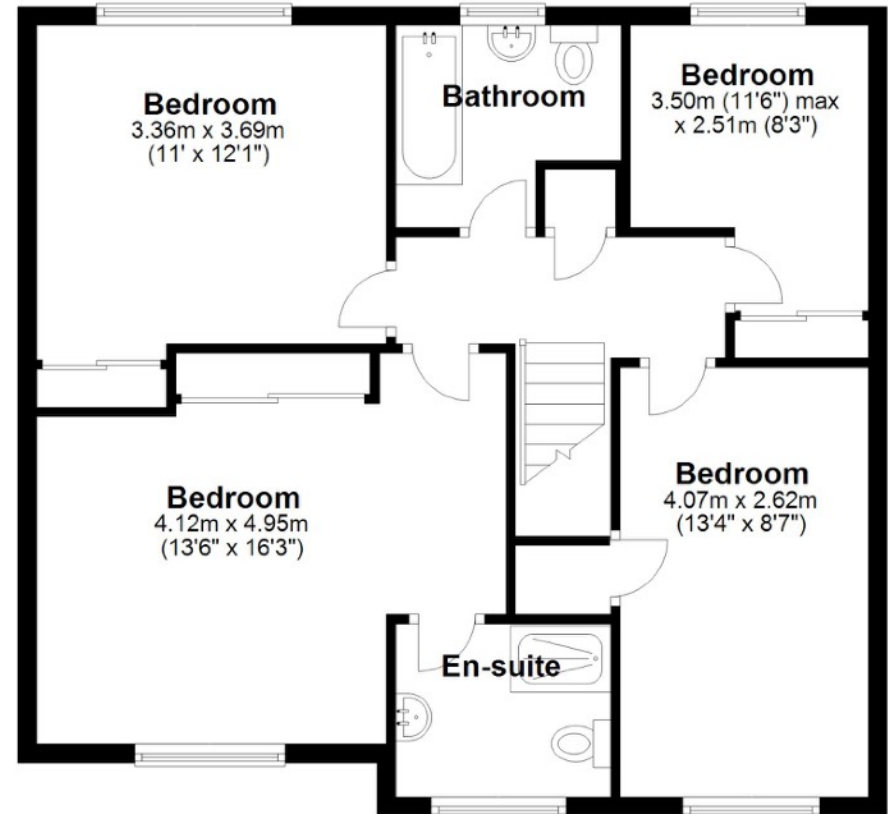
## Ground Floor

Approx. 74.5 sq. metres (801.4 sq. feet)



## First Floor

Approx. 69.1 sq. metres (744.2 sq. feet)



Total area: approx. 143.6 sq. metres (1545.6 sq. feet)

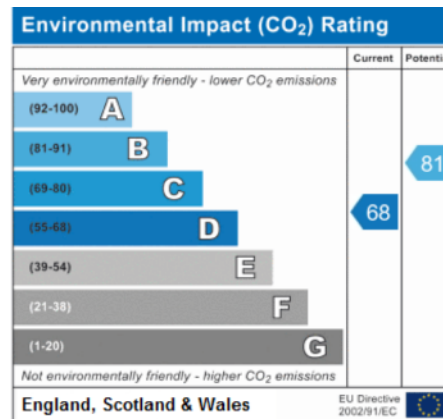
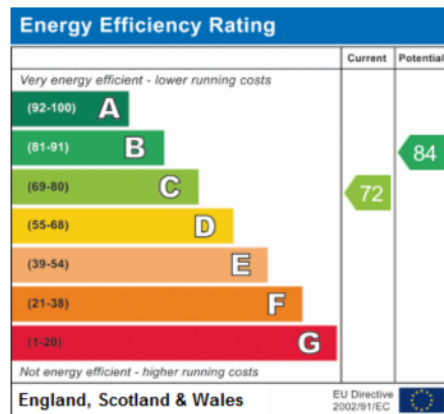












## Viewing Arrangements

Simon Burt The Estate Agent  
0121 705 4040



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.