



Danes
melvyn
ESTATE AGENTS

Barnfield Drive
Solihull
Asking Price £530,000

Barnfield Drive is sited off Damson Parkway which indirectly leads to Hampton Lane which in turn joins the A41 Warwick Road, one of the main arterial roads into to the town centre of Solihull. Solihull has a thriving shopping centre and business community together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park with leisure facilities and Solihull College.

Damson Parkway also gives access to the A45 Coventry Road giving access to the city centre of Birmingham, via Sheldon, or in the opposite direction to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The property, is set back from the road behind a block paved driveway with lawned fore garden leading to the accommodation.



ACCOMMODATION

Entrance Porch

Accessed via sliding glazed doors leading to inner door to the accommodation and a side door allowing access into the double garage.

Entrance Hall

A through reception hall allowing access into the dining room, living room, breakfast kitchen, WC and first floor.

Dining Room

9'10" x 11'10"



A pleasant room with a window to the front elevation. With ceiling light and wall mounted radiator.



LOCATION

Leaving the town centre of Solihull via the A41 Warwick Road turn left into Hampton Lane, proceed straight on at the traffic light junction with Solihull Bypass into Yew Tree Lane which leads into Damson Parkway. Continue along Damson Parkway and take the third turning on the left into Barnfield Drive following the road round where the property will be found on the right hand side.

TENURE We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



23 Barnfield Drive Solihull Solihull B92 0QB
Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.