



DM&Co.
SALES & LETTINGS

**32 BARNFIELD DRIVE
SOLIHULL
B92 0QB**

Discover an elegant five bedroom family home, ideally positioned for a lifestyle of convenience. this property is the epitome of comfortable family living.

Step into this welcoming abode from the porch, through double French doors into a large hallway that sets the tone for the spaciousness within. The dining room, with its high ceilings and Victorian style coving, invites hearty gatherings. The generous living room diner, featuring a gas fire and French doors to the garden, offers a cozy retreat. The open plan kitchen and living area, complete with a breakfast bar and integrated appliances, is a hub of activity. A well-proportioned luxurious cloakroom and utility room provide practical convenience for busy lifestyles.







Ascending the staircase, you'll find five well proportioned double bedrooms, three adorned with fitted wardrobes. The main bedroom boasts an en suite for added privacy and a good sized family bathroom. Ample storage cupboards cater to practical needs.









The easily maintainable and landscaped garden presents a tranquil oasis for outdoor relaxation. With a lean to garden shed space and a large gazebo offers shade and a perfect setting for al fresco gatherings. The double integrated garage and ample driveway space accommodate multiple vehicles effortlessly.

FEATURES

- Elegant Five Bedroom Family Home
- Open Plan Kitchen/Living Room
- Two Generous Reception Rooms
- Utility and Cloakroom
- Five Double Bedrooms (three with fitted wardrobes)
- Main Bedroom with En Suite
- Double Integrated Garage
- Direct Access To The Nature Reserve Park
- Fabulous Local Amenities, Schools and Travel Links
- Short Drive To Solihull Town Centre and Train Station

SIZE

Total - Sq Ft

TENURE

Freehold

COUNCIL TAX

Solihull Metropolitan Borough Council F

SERVICES

All mains services are connected to the property.
It is advised that you confirm this at point of offer.

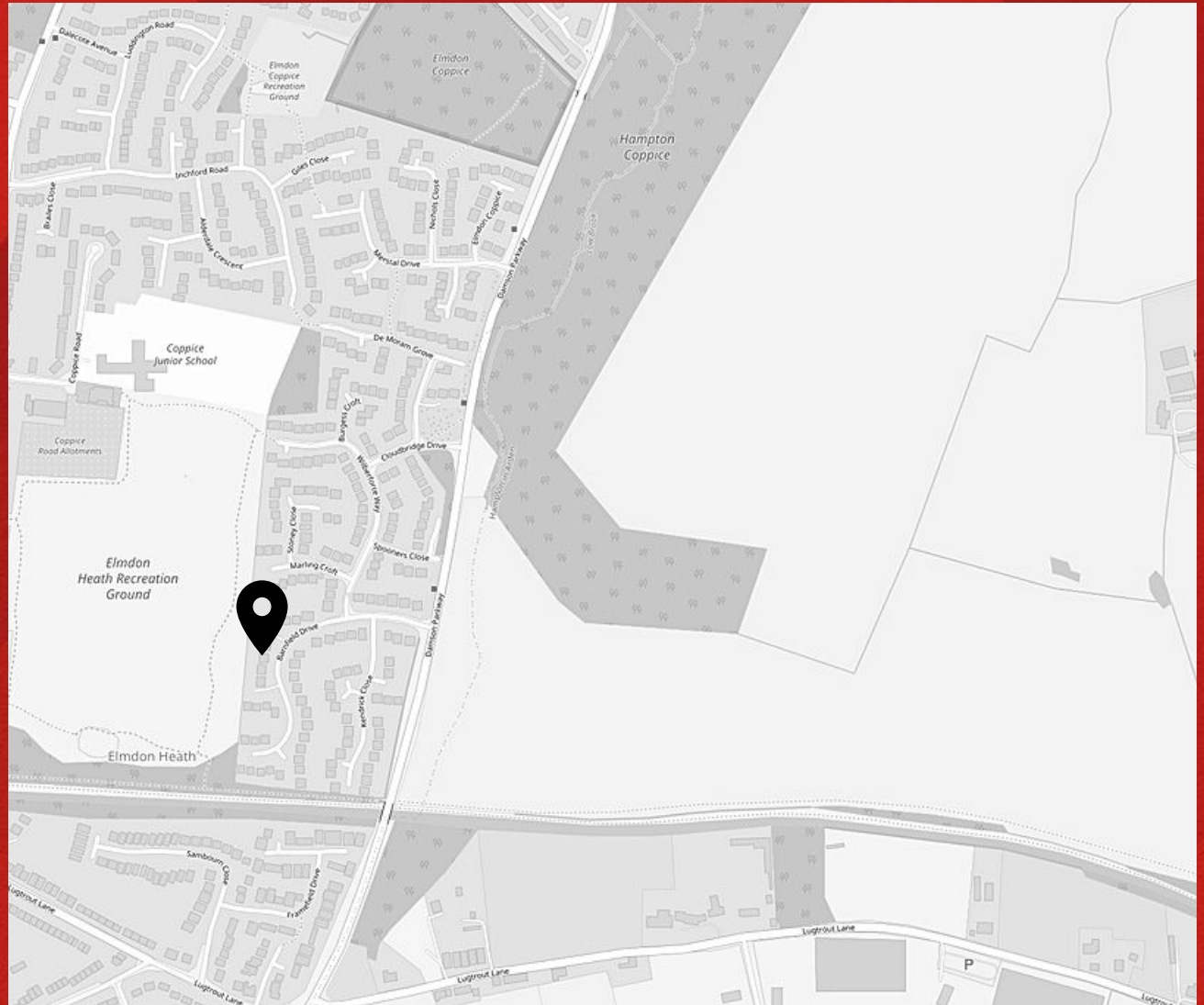
VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 0121 775 0101

@ sales@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

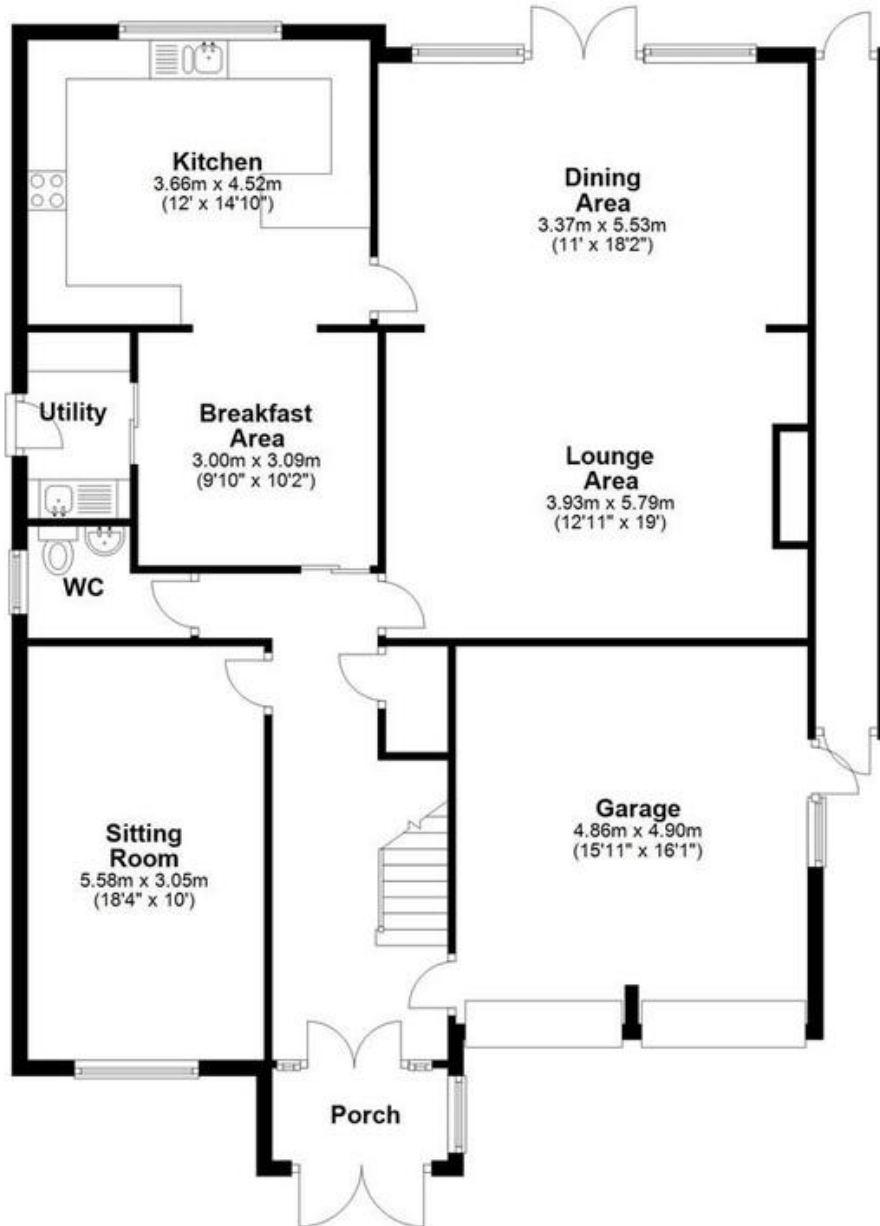


LOCATION

Nestled within a vibrant community, this family home offers proximity to excellent amenities, schools, and travel links. Enjoy easy private access to the local nature reserve, park, and the Union Canal, providing ample opportunities for outdoor recreation. With Solihull town centre and the train station just a short drive away, and Birmingham Centre within easy reach, this location offers the perfect blend of suburban tranquillity and urban accessibility.

Ground Floor

Approx. 139.8 sq. metres (1504.3 sq. feet)



First Floor

Approx. 82.5 sq. metres (888.3 sq. feet)



Total area: approx. 222.3 sq. metres (2392.6 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.

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