

HUNTERS[®]

HERE TO GET *you* THERE



Barnfield Drive

Solihull, B92 0QB

£635,000



Council Tax: F



4 Barnfield Drive

Solihull, B92 0QB

£635,000



Lounge / Dining Room

22'11 x 19'9 (6.99m x 6.02m)

Kitchen

15'6 x 10'9 (4.72m x 3.28m)

Garage

16'0 x 14'7 (4.88m x 4.45m)

Bedroom One

16'4 x 16'1 (4.98m x 4.90m)

Bedroom Two

15'9 x 9'7 (4.80m x 2.92m)

Bedroom Three

12'1 x 9'11 (3.68m x 3.02m)

Bedroom Four

11'11 x 10'1 (3.63m x 3.07m)

Family Bathroom

7'3 x 5'11 (2.21m x 1.80m)

Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band F.

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers

Fixtures And Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



A map snippet from Google Maps showing a residential area. A red pin is placed on a road labeled 'Barnfield Dr'. To the left of the pin, the text 'Marling Croft' is visible. The map shows a network of roads and green spaces. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

A satellite map showing a residential area with a road labeled 'Dams, Pkwy'. An orange location pin is placed on the road. The map is credited to Google, Landsat / Copernicus, and Maxar Technologies.

A map snippet from Google Maps showing the location of the Jaguar Land Rover Experience Solihull. A green pin marks the experience location in the top left. An orange pin marks a location near 'Damson' in the center. The area 'ELMDON HEATH' is labeled in the middle. The Google logo is in the bottom left, and 'Map data ©2025 Google' is in the bottom right.

Ground Floor
Floor area 86.9 sq.m. (935 sq.ft.)

First Floor
Floor area 76.6 sq.m. (824 sq.ft.)

Total floor area: 163.5 sq.m. (1,760 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Please contact our Hunters Solihull Office
on 0121 709 0111 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

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THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.