

HARTS

AGENTS FOR FINE HOMES

11 Catherines Court, Catherine De Barnes
Solihull B91 2SZ

Guide Price
£285,000



Harts are delighted to present this beautifully maintained and tastefully decorated two bedroom, two bathroom first-floor apartment nestled on the outskirts of the highly sought-after Catherine-de-Barnes.

Set within a charming Edwardian building dating back to circa 1910, formerly a local hospital and maternity centre, this property benefits from a rich history combined with modern luxury following its sensitive conversion into elegant homes during the 1980s.

Perfectly suited for those seeking a tranquil retreat or a convenient lock-up-and-leave lifestyle, the apartment also offers excellent road and rail links for commuters, making it an ideal choice for a wide range of buyers.

Catherine-de-Barnes is renowned for its picturesque countryside setting, providing a serene backdrop for residents while still being within easy reach of Solihull and Birmingham. The village offers a blend of traditional charm and contemporary conveniences, with local shops, cafes, and amenities all close by. Surrounded by beautiful open spaces and countryside views, this location is perfect for those who appreciate peaceful living without compromising on accessibility.

A grand staircase leads you to the first floor and upon entering the apartment, a welcoming hallway greets you, complete with useful built-in storage, setting the tone for the spacious and thoughtfully designed accommodation throughout. The generously sized living room features a striking feature fireplace and elegant plantation shutters that add character and light control, providing a cosy yet sophisticated environment to relax or entertain. Adjacent to the living area is the fitted kitchen, boasting integrated appliances and a practical layout perfect for culinary pursuits.









The main, beautifully fitted bedroom is a true retreat, benefitting from an en suite shower room offering privacy and convenience. A second bedroom provides versatility, easily doubling as a home office or guest room to suit your lifestyle needs. Complementing the accommodation is a fully tiled family bathroom with 'P' shaped bath tub with shower over, designed with modern fixtures and a clean and simple aesthetic. Throughout the apartment, careful attention has been paid to presentation and decoration, creating a warm and inviting atmosphere that effortlessly blends style and comfort.

Additional practical benefits include allocated parking and a single garage, offering secure and convenient vehicle storage. This apartment represents a rare opportunity to acquire a well-appointed home in a desirable location, combining period charm with modern amenities and stunning countryside views. Whether you are downsizing, seeking a peaceful haven, or looking for a property with excellent commuter links, this stylish Catherine-de-Barnes apartment is sure to impress.







ADDITIONAL INFORMATION

TENURE: LEASEHOLD with approx. 150 years remaining. Purchasers should check this before proceeding. Service charge currently stands at £2312 per annum.

SERVICES: We have been advised by the vendor there is mains WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts. There is electric heating at the property.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band E

ENERGY PERFORMANCE CERTIFICATE RATING: E We can supply you with a copy should you wish.
VIEWING: By appointment only

FIXTURES AND FITTINGS: Those items mentioned in these sales particulars will be included in the sale, others, if any may be purchased under separate negotiation. Please ask.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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 and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



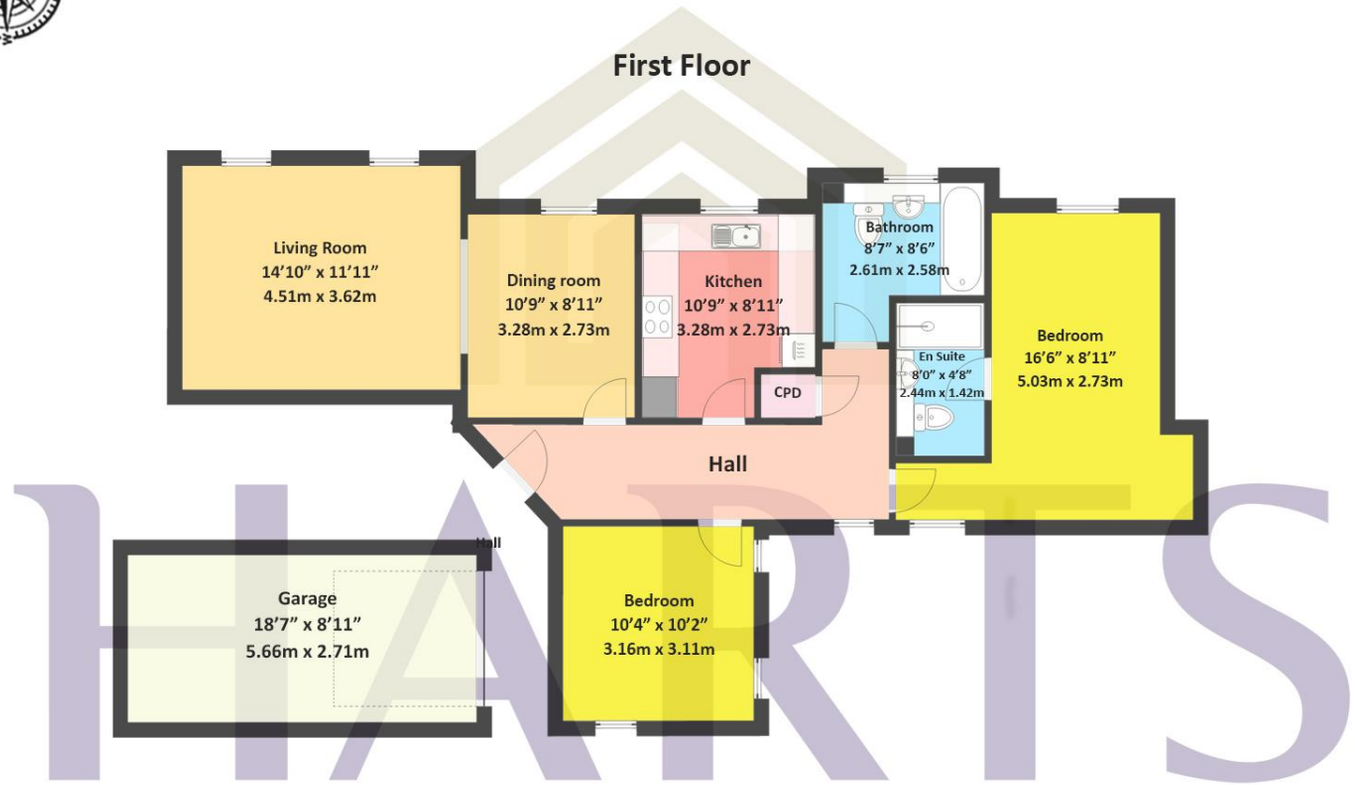


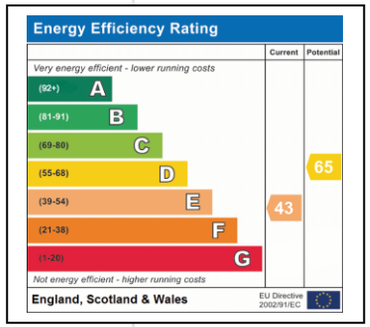






Internal Living Area 855 square feet / 79.41 square metres (excluding garage)





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HARTS
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86A High Street, Henley-in-Arden, Warwickshire B95 5BY
01564 791111
info@harts-homes.co.uk
rightmove
www.harts-homes.co.uk