



61 ST. FRANCIS AVENUE, SOLIHULL, B91 1EB

ASKING PRICE OF £400,000

EPC: C Council Tax Band: E



Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Semi Detached Residence
- Three Bedrooms (Master En Suite)
- Spacious Lounge
- Fitted Kitchen
- Sought After Location
- Cul de Sac Position
- Beautiful Rear Garden
- Garage & Driveway



A three bedroom semi detached residence enjoying a cul de sac position within a sought after location. The property offers double glazing and gas central heating. The excellent living accommodation briefly comprises; entrance hall, cloakroom/wc, kitchen, spacious lounge, first floor landing, master bedroom with e suite shower room/wc, two further bedrooms, family bathroom/wc, driveway, garage and beautiful enclosed rear garden. No Upward Chain.

RECEPTION HALL

GUEST CLOAKROOM/WC

KITCHEN 11' 9" x 7' 8" (3.58m x 2.34m)

SPACIOUS LOUNGE/DINER 16' 7" x 14' 7" max 11' 4" min (5.05m x 4.44m 3.45m)

having understairs storage cupboard

FIRST FLOOR LANDING having storage cupboard with radiator, loft access

MASTER BEDROOM 11' 3" x 11' 6" max (3.43m x 3.51m)

ENSUITE SHOWER ROOM/WC

BEDROOM TWO 12' 0" x 8' 2" (3.66m x 2.49m)

BEDROOM THREE 8' 10" x 6' 2" (2.69m x 1.88m)

FAMILY BATHROOM/WC

FORE GARDEN

DRIVEWAY

GARAGE 17' 8" x 8' 2" (5.38m x 2.49m)

with roof storage space, power supply and light over, door into rear garden

BEAUTIFUL ENCLOSED REAR GARDEN



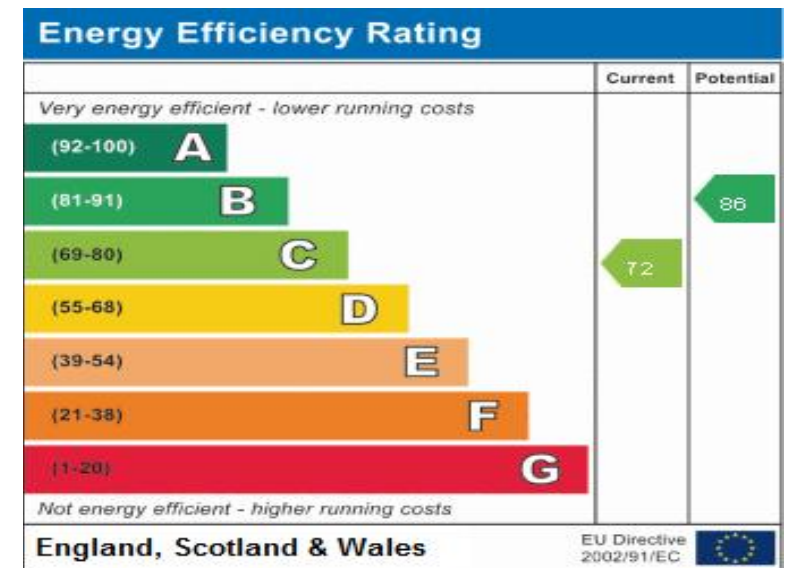
Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Approx. Gross Internal Floor Area 953 sq. ft. (88.57 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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