



69 ST. FRANCIS AVENUE, SOLIHULL, B91 1EB

ASKING PRICE OF £329,950

EPC: D Council Tax Band: D



Location

Solihull is located approximately 9 miles (14.5 km) south-east 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 and 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 with easy access to the Warwickshire countryside.

- Excellent Location
- Nearby Green Space
- Attractive Cul-de-Sac
- Dining Kitchen
- En-Suite Shower Room
- Drive & Garage
- Requires Refurbishment
- No Upward Chain



A rare opportunity arises to acquire a two bedroom, two bathroom, semi detached house, in need of refurbishment and modernisation. Set in an aesthetically pleasing cul-de-sac location, in a tasteful development created by Alfred McAlpine. The property benefits from gas central heating and double glazing. Briefly comprises; entrance lobby, lounge, dining kitchen, first floor landing, master bedroom with en-suite shower room, second bedroom, bathroom/wc, fore garden, parking area. No chain. Fabulous potential to create an attractive home.

ENTRANCE LOBBY stairs off

LOUNGE 15' 7" x 10' 11" (4.755m x 3.347m)

upvc double glazed windows at front, ornate fireplace

UNDERSTAIRS CLOAK CUPBOARD

DINING KITCHEN 14' 2" x 8' 9" (4.341m x 2.674m)

with functional fitted kitchen, sink unit, upvc double glazed window, double glazed patio door

FIRST FLOOR LANDING airing cupboard

MASTER BEDROOM 12' 1" max x 10' 11" (3.690m x 3.338m)

front bedroom with fitted wardrobes

EN-SUITE SHOWER ROOM three piece suite

BEDROOM TWO 11' 8" max x 7' 1" (3.577m x 2.162m)

rear

BATHROOM/WC three piece suite

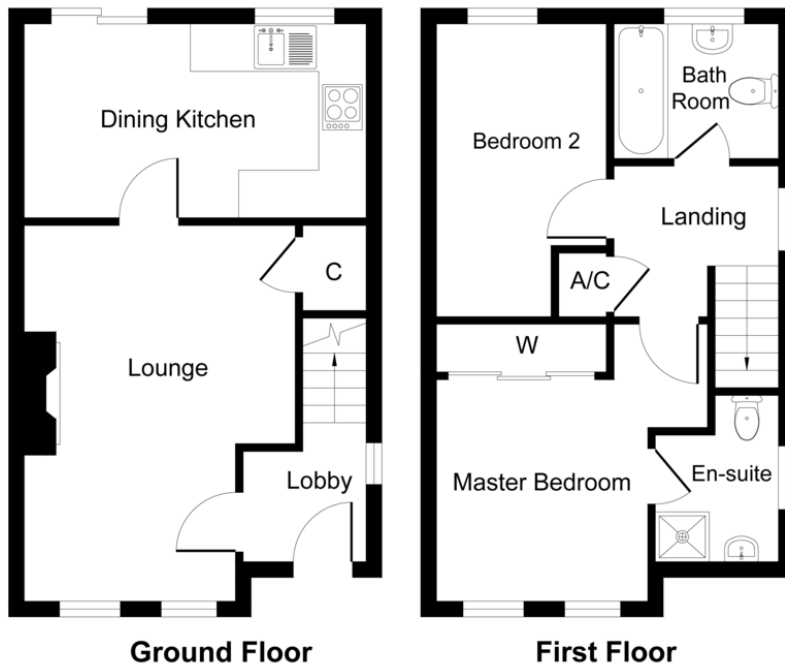
FORE GARDEN lawned

GARAGE with parking space to front, up and over door

ENCLOSED GARDEN AREA TO THE REAR small patio area



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 662 sq. ft. (61.56 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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