



44 St. Francis Avenue, Solihull, B91 1EB

Offers Around £799,950

A Well Presented Extended Five Bedroom Detached House With Double Width Garage
And Attractively Laid Out Southerly Facing Rear Garden

- Guest Fitted Cloakroom
- Lounge
- Modern Breakfast Kitchen
- Spacious Family Room
- Study
- Five Bedrooms
- En Suite & Jack & Jill Shower Rooms
- Family Bathroom
- Double Width Garage
- Southerly Facing Rear Garden

St Francis Avenue is a modern development of housing leading from Monastery Drive which in turn links between St Bernards Road and Grange Road. At this junction is the West Warwickshire Sports Club and a short distance along from there is the A41 Warwick Road opposite the popular Dovehouse parade of shops. Olton Railway Station is a little over 1 mile from the property and offers services to Birmingham and beyond. Leading off St Bernards Road is Langley Junior School and around the corner in Kineton Green Road is Our Lady of Compassion Roman Catholic Junior School and Langley Secondary School.

Solihull town centre is approximately 2 miles distant either via the Warwick Road or Streetsbrook Road and here one will find an excellent array of shopping facilities, a thriving business community and Solihull's main line London to Birmingham railway station.

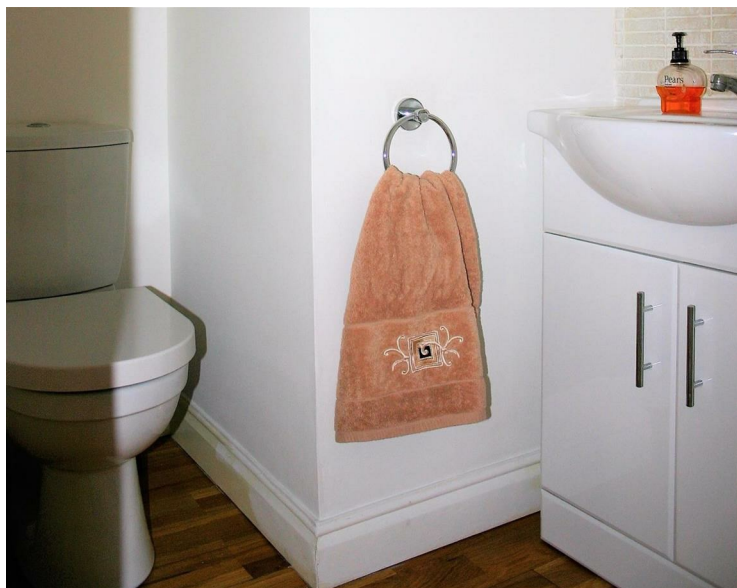
There is easy access, via Solihull Bypass, to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station, completing the convenience of the area.

St Francis Avenue is a cul de sac and the property is situated to the right at the head of the cul de sac. It stands well back from the road behind a very wide frontage with quadruple car tarmac driveway together with additional hard standing area and gates to the rear garden. It presents a double fronted elevation of brickwork with Portaco over the front door and is surmounted by a pitch tiled roof. The property benefits from UPVC sealed unit double glazing and gas fired central heating combined with an attractive decorative scheme throughout and all principal rooms have TV aerial points.

Entrance Hall

UPVC sealed unit part double glazed door and side windows, central heating radiator, oak wood plank flooring, stairs to upper floor.

Guest Cloakroom



Close coupled WC, wash basin, extractor fan.

Study 11'9" x 8'0" (3.59m x 2.44m)



Small paned effect UPVC sealed unit double glazed window to front, oak wood strip flooring, central heating radiator, electricity trip controls.

Lounge 16'2" x 11'3" (4.93m x 3.43m)



Twin small paned effect UPVC sealed unit double glazed windows to front, central heating radiator, Adam style fire place with free standing electric fire and gas point, coving to ceiling, four wall lighting points, small paned glazed doors to superb kitchen.



Kitchen 27'1" x 9'10" (8.26m x 3.00m)



Extensive range of modern white floor and wall storage cupboards and drawers, under cupboard and plinth lighting, composite working surfaces, integrated Neff eye level twin ovens, Bosch five ring gas hob with Siemens electrically operated built in rising extractor fan, Siemens built in fridge and freezer, white single drainer inset sink, Karndean wood effect flooring, three UPVC sealed unit double glazed windows to rear, door to utility room.



Utility Room 5'9" x 5'0" (1.75m x 1.52m)



Floor and wall storage cupboards and drawers, work

surface, plumbing for washing machine and space for tumble dryer, Gloworm Ultimate wall mounted gas fired central heating boiler, central heating radiator, UPVC double glazed door leading to side entrance.

Family Room 38'3" x 11'9" (11.66m x 3.58m)



Wide opening to kitchen, two UPVC sealed unit double glazed windows to front, Bi-fold doors leading out to terrace and rear garden, two keylite electrically operated roof lights in vaulted ceiling with electric blinds, wood burner set in brick built chimney breast, two double central heating radiators, Karndean wood effect flooring.



Landing

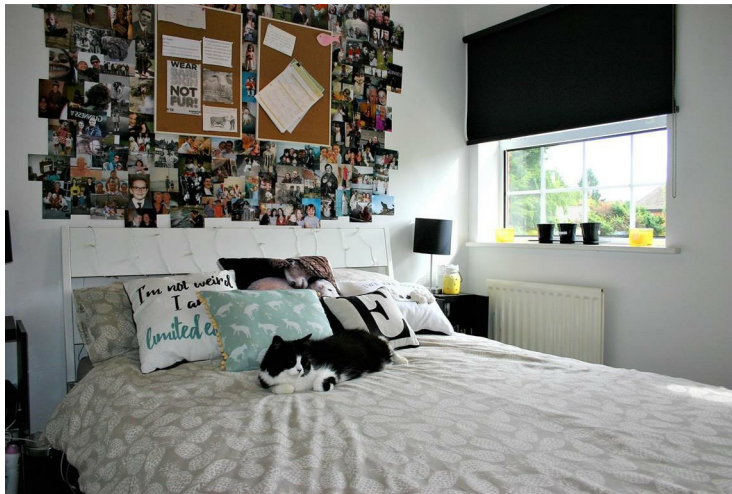
The first floor is approached from the hall via a staircase with turned spindles and handrail to two way landing with drop down hatch to spacious insulated and part boarded loft space with light point, further drop down hatch to fully insulated and fully boarded loft space with light point, shelved airing cupboard with insulated copper cylinder and immersion heater, doors to five bedrooms and family bathroom.

Master Bedroom 14'0" x 12'0" (4.27m x 3.66m)



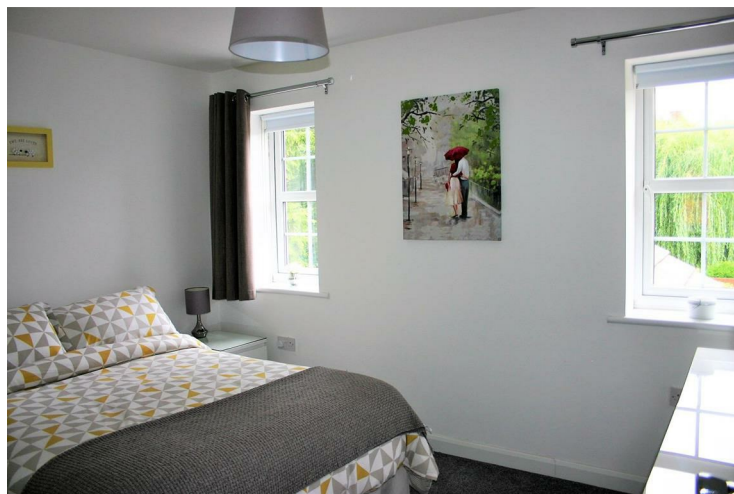
Three UPVC sealed unit double glazed windows to front, central heating radiator, range of built in wardrobes with hanging rails and shelving, cupboard over stairs with hanging rail, door to en suite shower room.

Bedroom 2 13'8" x 9'0" (4.17m x 2.74m)



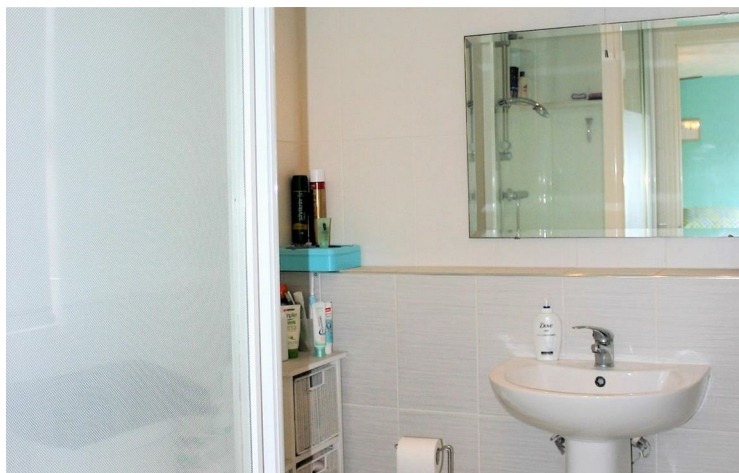
Two UPVC sealed unit double glazed windows to rear, Olton Bedrooms black gloss effect fitted wardrobes, two central heating radiators.

Bedroom 3 10'1" x 8'11" (3.07m x 2.72m)

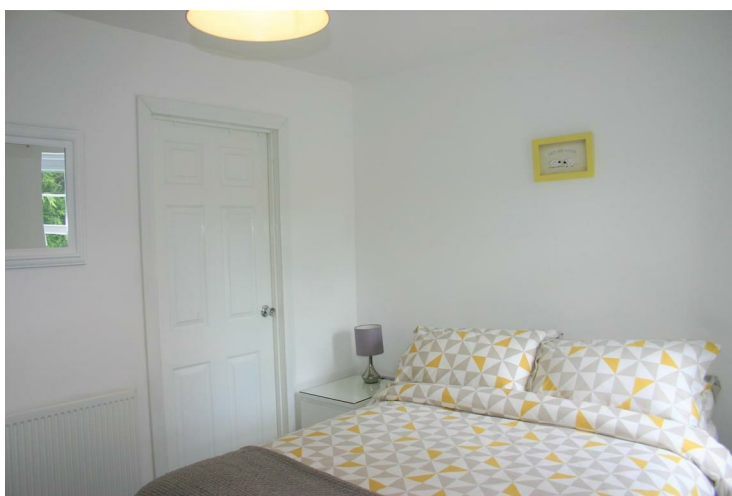


Two UPVC sealed unit double glazed windows to rear, central heating radiator, door to Jack and Jill shower room.

En-suite Shower Room 8'0" x 5'11" (2.44m x 1.80m)



White suite of pedestal wash hand basin, close coupled WC, shower cubicle with pump driven shower, chromium ladder effect heated towel rail, tiling to walls, wall mirror with light over, obscure UPVC sealed unit double glazed window to front.



Jack and Jill Shower Room



Vanity basin, close coupled WC, extensive tiling to walls, shower cubicle with pump driven shower, tiled floor, obscure UPVC sealed unit double glazed window to side, door to bedroom four.

Bedroom 5 10'1" x 8'11" (3.07m x 2.72m)



UPVC sealed unit double glazed window to rear, central heating radiator, built in wardrobes with mirror fronted sliding doors.

Bedroom 4 11'8" x 8'10" (3.56m x 2.69m)



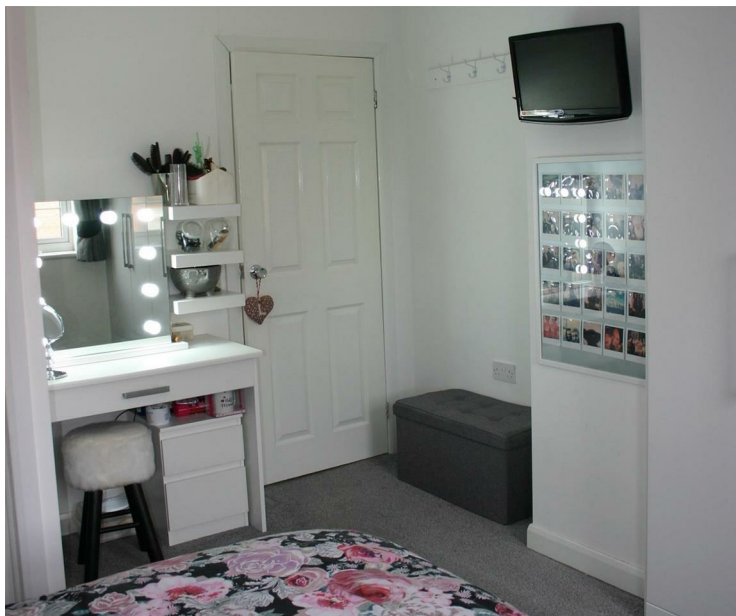
Two UPVC sealed unit double glazed windows to front, Olton Bedrooms white gloss effect fitted wardrobes, central heating radiator, door to Jack and Jill shower room.



Family Bathroom



White suite of panelled bath with Triton electric shower and glazed screen, pedestal wash hand basin, close coupled WC, tiling to walls and floor, vanity shelf, chromium ladder style heated towel rail/radiator, extractor fan, obscure UPVC sealed unit double glazed window to side.



Double Width Garage 17'3" deep x 16'9" wide (5.26m deep x 5.11m wide)



Pitch tiled roof with storage facility, twin up and over doors, side passenger door, light and power points.

Rear Garden



Between the house and the garage are twin gates and an opening of 7'6" wide giving access to the side garden/additional parking space. There is a raised paved pathway which runs alongside a lawned area around to the rear garden which has been most attractively laid out with deep paved terrace with light, water tap, raised wall with steps up to a lawned area with mature shrubbery beds and borders and well fenced boundaries. It enjoys a southerly aspect attracting all day sunshine.

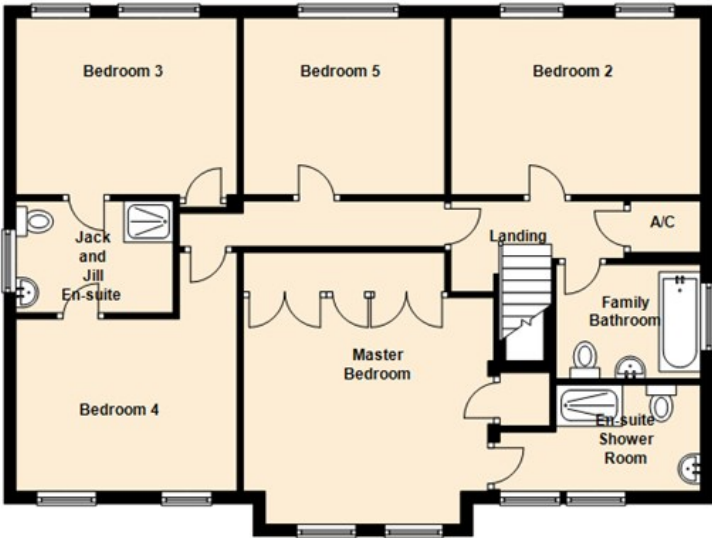


Floor Plan

Ground Floor



First Floor



LOCATION

Leaving the town centre of Solihull via Streetsbrook Road proceed to the traffic island and turn right into St Bernards Road, continue along and take the first turning on the right into St Frances Avenue, following the road around to the right and at the T junction turn right where the property will be found at the head of the cul de sac on the left hand side.

TENURE We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

DISCLAIMER

Under the terms of the Estate Agency Act 1979 we would like to make all interested parties aware that this property is owned by a relative of an employee of Melvyn Danes Estate Agents.



Energy Efficiency 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		
		78
		68
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
		74
		63
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.