



74 St. Francis Drive

Kings Norton, Birmingham, B30 3PS

£330,000



We are delighted to offer to the market this four bedroom, three storey family home on the popular Monyhull Grange Development in Kings Norton which is located conveniently to all local amenities, schools and great transport links into the City Centre. The accommodation on offer briefly comprises; front driveway, entrance hallway, living room with access to the rear garden, kitchen dining room, ground floor WC and to the first floor there are three bedrooms and a four piece bathroom. To the second floor there is a further bedroom, further bathroom with a four piece bathroom suite, wardrobe area and further room ideal for a dressing area or storage. The property also benefits from a garage, central heating and double glazing. Energy Efficiency Rating C. To arrange your viewing to fully appreciate the accommodation on offer please contact our Kings Norton Office.



Approach

The property is approached via a front driveway with a garden area leading to a garage door and door to the side opening into:

Hallway

With tiled flooring, stairs giving rise to the first floor accommodation, central heating radiator, ceiling light point and doors opening into:

Ground Floor WC

2'11" x 5'9" (0.907 x 1.768)

With low flush push button WC, central heating radiator, wash hand basin on pedestal with two taps over, tiling to splash backs, tiled flooring and ceiling light point.

Living Room

12'10" x 13'2" max (3.924 x 4.017 max)

With laminate wood effect flooring, double glazed bay window with accompanying double glazed French doors giving views and access to the rear garden, ceiling light point and central heating radiator.

Kitchen

12'9" max x 10'4" max (3.908 max x 3.175 max)

With tiled flooring, a selection of matching wall and base units with work surfaces incorporating one and a half stainless steel sink and drainer with mixer tap over, space facility for washing machine and fridge freezer, integrated dishwasher, integrated oven and four ring burner gas hob with extractor over, tiling to splash backs areas, ceiling light point, cupboard housing the central heating boiler and double glazed bay window to the front aspect.

Rear Garden

Being accessed from the living room with a paved patio area with door giving access into the garage, steps leading down to a mature garden and finished with panel fencing to all borders.

First Floor Accommodation

From hallway turning staircase gives rise to the first floor landing with double glazed window to the side aspect, central heating radiator, ceiling light point, laminate wood effect flooring, door opening into useful storage cupboard, stairs gives rise to the top floor landing and doors opening into:

Bedroom One

12'10" max x 9'2" (3.936 max x 2.811)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

Bedroom two

9'8" max x 11'6" max (2.957 max x 3.512 max)

With laminate wood effect floor covering, ceiling light point, central heating radiator and double glazed window to the rear aspect.

Bathroom

9'6" x 5'7" (2.908 x 1.717)

With tiled flooring, central heating radiator, obscured double glazed window to the front aspect, ceiling light point, bath with mixer tap over and shower attachment, tiling to splash back areas, low flush push button WC, wash hand basin on pedestal with two taps over, corner walk-in shower cubicle with mains power shower and wall mounted extractor.

Bedroom Three

12'9" max x 6'4" (3.893 max x 1.938)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Top Floor Accommodation

From the first floor landing with stairs giving rise to the top floor landing with ceiling light point, laminate wood effect flooring and door opening into:

Bedroom Four

7'6" max x 12'11" (2.294 max x 3.946)

With double glazed window to the front aspect, ceiling light point, central heating radiator, laminate wood effect flooring, restricted head height and door opening into:

Dressing Area

5'7" x 5'3" (1.705 x 1.615)

With laminate wood effect flooring, ceiling light point, loft access point, double door opening into useful wardrobe area, central heating radiator and further two doors opening into two storage cupboards.

Bathroom

7'3" to front of shower x 5'7" (2.212 to front of shower x 1.703)

With an obscured double glazed window to the rear aspect, bath with mixer tap over and shower over, tiling to splash back areas, tiled flooring, low flush push button WC, wash hand basin on pedestal with two taps over, walk-in shower cubicle with mains power shower over, ceiling light point, extractor fan and central heating radiator.

Storage/Dressing Area

8'7" x 9'8" (2.632 x 2.964)

With laminate wood effect flooring, restricted head height and ceiling light point.

Garage

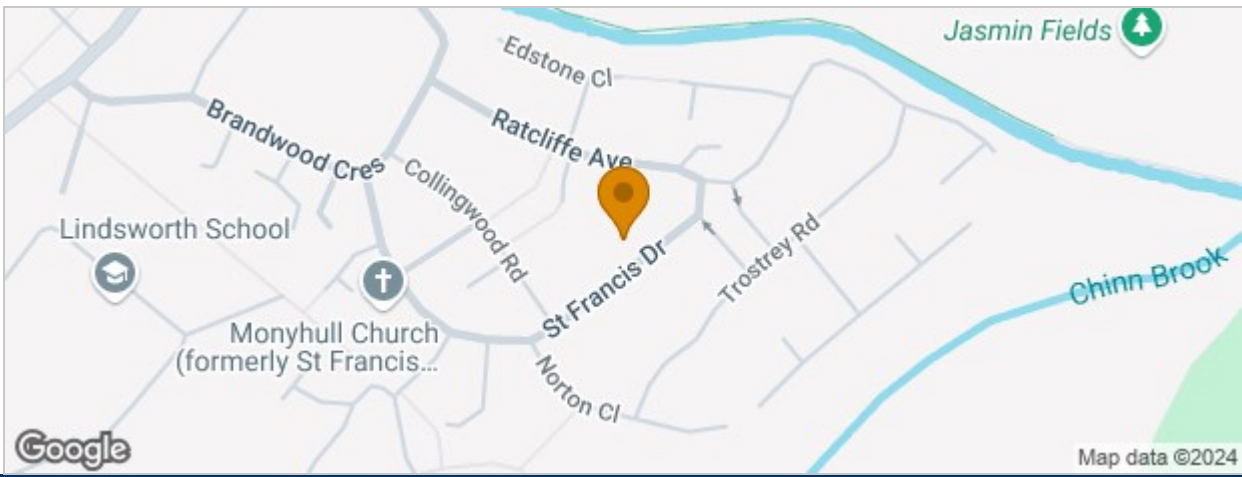
16'8" x 9'0" (5.103 x 2.746)

Being accessed from a metal up and over door and ceiling light point.

Tenure

We believe the property to be Freehold subject to Solicitors confirmation.





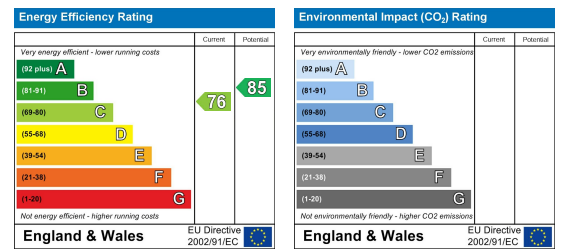
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.