



FRANCIS HOUSE, 44 GRESWOLDE ROAD, SOLIHULL, B91 1DY

ASKING PRICE OF £595,000

EPC: D Council Tax Band: F



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.

- Extended Detached Family Residence
- Four Bedrooms (Master En Suite)
- Lounge & Dining Room
- Superb Modern Fitted Breakfast Kitchen
- Garage & Driveway
- Family Bathroom
- Sought After Location
- Utility Room & Separate WC



The property offers both gas central heating and double glazing. The excellent living accommodation briefly comprises; enclosed entrance porch, reception hall, guest cloakroom/wc, dining room, lounge, superb modern fitted breakfast kitchen, utility room, first floor landing, master bedroom with en suite shower room/wc, three further bedrooms, large family bathroom/wc, fore garden, driveway, garage and enclosed rear garden.

ENCLOSED ENTRANCE PORCH

RECEPTION HALL

GUEST CLOAKROOM/WC

DINING ROOM 14' 8" to bay x 13' 5" (4.47m x 4.09m)

LOUNGE 14' 6" x 13' 6" (4.42m x 4.11m)

L SHAPED BREAKFAST KITCHEN 16' 4" max x 7' 9" min x 17' 9" max x 9' 9" min (4.98m x 2.36m x 5.41m x 2.97m)

UTILITY ROOM 7' 10" x 5' 0" (2.39m x 1.52m)

FIRST FLOOR LANDING

MASTER BEDROOM 14' 7" x 10' 9" (4.44m x 3.28m)

ENSUITE SHOWER ROOM/WC

BEDROOM TWO 15' 0" to bay x 12' 6" (4.57m x 3.81m)

BEDROOM THREE 12' 5" x 9' 4" (3.78m x 2.84m)

with box room

BEDROOM FOUR 13' 4" x 6' 4" (4.06m x 1.93m)

FAMILY BATHROOM/WC

FORE GARDEN

BLOCK PAVED DRIVEWAY

GARAGE 15' 9" x 8' 2" (4.8m x 2.49m)

ENCLOSED REAR GARDEN

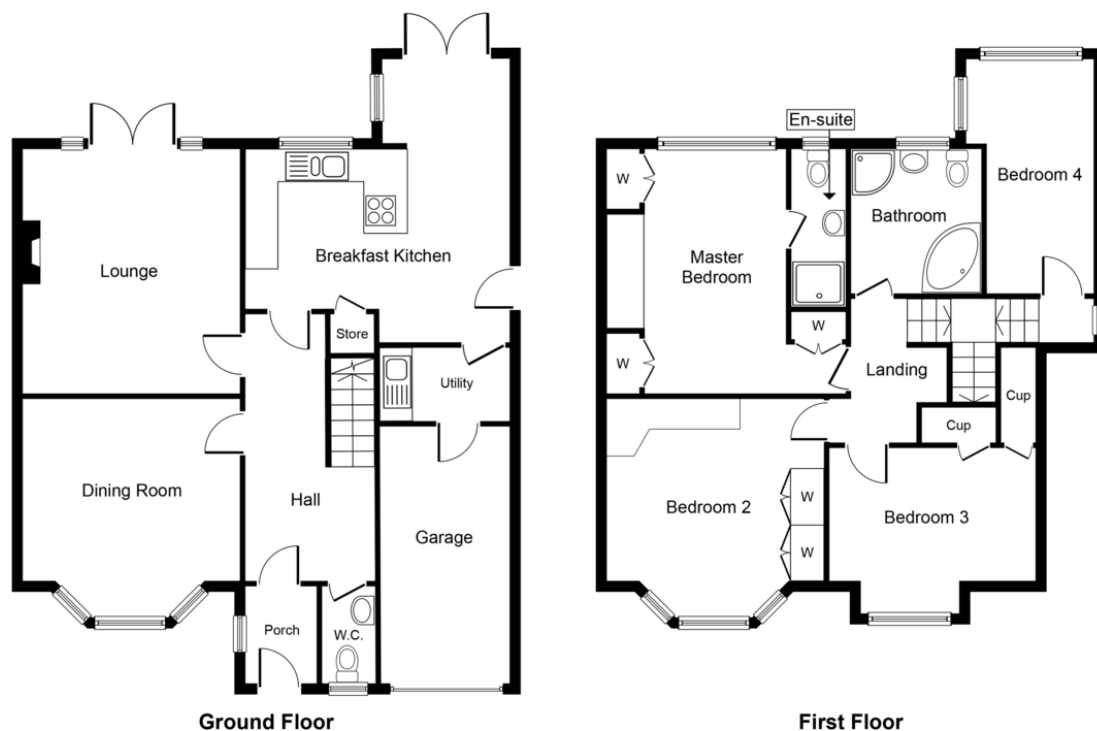


***** DRAFT DETAILS *****

Details have not been confirmed by the property owner. This is a draft copy only, therefore, we cannot confirm their accuracy.

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)

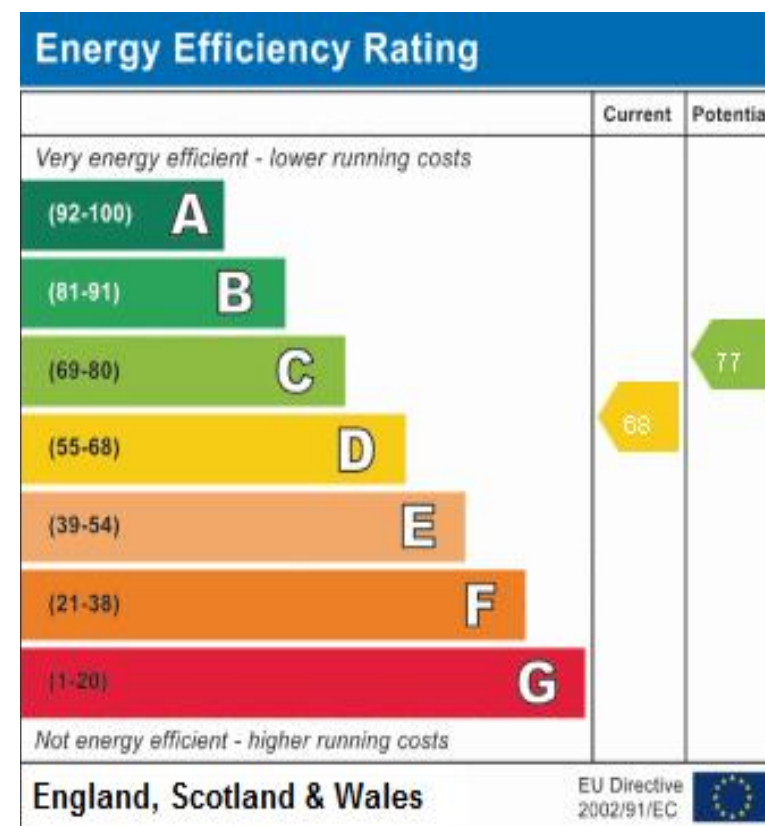




Ground Floor **First Floor**
Approx. Gross Internal Floor Area 1,709 sq. ft. (158.8 sq. m.)

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

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