

41 St. Francis Avenue

Solihull, B91 1EB





FOUR BEDROOM DETACHED RESIDENCE

- Prime Sought After Location
- Modern Executive Style Detached
- Lounge & Dining Room
- Modern Fully Fitted Breakfast Kitchen
- Guest WC
- Large Stunning Conservatory
- Bathroom Plus En-Suite
- Fabulous Gardens
- Highly Recommended

ACCOMMODATION

An exceptional well portioned four bedroom modern executive home, situated within a prime and highly sought after residential area of Solihull. Nestled in a quiet cul-de-sac in the former grounds of Olton Friary. This exclusive home is approached from Monastery Drive along a winding road, past a particularly notable extensive green and leafy space, creating a genuine natural haven within the Town. The accommodation briefly comprises, entrance porch, reception hall, guest wc, spacious lounge with bay window, dining room, an outstanding modern fully fitted breakfast kitchen, utility area, large feature conservatory, first floor landing, four spacious bedrooms, en-suite shower room/wc to main bedroom plus a family bathroom/wc. Outside: to the front is a neat lawned garden with herbaceous borders and a driveway leading to an integral double width garage. To the rear; a delightful well stocked and aesthetically pleasing lawned garden with substantial patio. Viewing is highly recommended.



ENTRANCE PORCH

UPVC entrance door with double glazed side panels.

RECEPTION HALL

Stairs off. Access door to double garage. Amtico flooring.

GUEST WC

Low level flush wc and wash hand basin.

LOUNGE

19' 6" x 11' 8" (5.962m x 3.562m) UPVC double glazed bay window to front, feature flooring, Adams style feature fireplace with living flame gas fire. Double opening doors to:

DINING ROOM

11' 8" x 10' 10" (3.577m x 3.314m) UPVC double glazed window to rear.

BREAKFAST KITCHEN

22' 11" x 10' 10" (6.991m x 3.320m)

Modern fully fitted base and wall cupboard units, breakfast bar, stainless steel one and a half bowl sink with mixer taps. Integrated induction hob; extractor hood over split level Bosch oven and grill, part tiled elevations, feature floor tiling, integrated dishwasher. UPVC double glazed patio doors to conservatory. Walk-in storage cupboard.

UTILITY ROOM

7' 3" x 5' 0" (2.225m x 1.525m) Stainless steel sink unit with mixer taps. Fitted base and wall units.

LARGE CONSERVATORY

22' 3" x 11' 5" (6.799m x 3.485m) An exceptionally large space providing a particular highlight.

FIRST FLOOR

LANDING

Airing cupboard. Loft access.

MAIN BEDROOM (FRONT)

11' 8" x 11' 10" (3.576m x 3.607m)

Spacious room with two double glazed windows to front with extended views, built-in wardrobes.

EN-SUITE SHOWER ROOM

6' 0" x 5' 7" (1.841m x 1.721m)

Incorporating a three-piece suite comprised of inset vanity sink unit, shower cubicle and low level flush wc. Tasteful tiled elevations and flooring.

BEDROOM TWO (FRONT)

11' 9" x 10' 10" (3.596m x 3.322m)

Spacious bedroom with fitted wardrobes. Extended views to front.

BEDROOM THREE (REAR)

10' 6" x 8' 5" (3.210m x 2.588m) Double bedroom with window to rear.

BEDROOM FOUR (REAR)

9' 11" x 9' 3" (3.031m x 2.821m)

Spacious room.

OUTSIDE

FRONT

A neat lawned fore garden with a variety of shrubs. Good size drive leading to double width garage.

INTEGRAL DOUBLE GARAGE

REAR

A charming enclosed lawned garden with well stocked herbaceous borders with a variety of plants, trees and shrubs. Paved patio area.





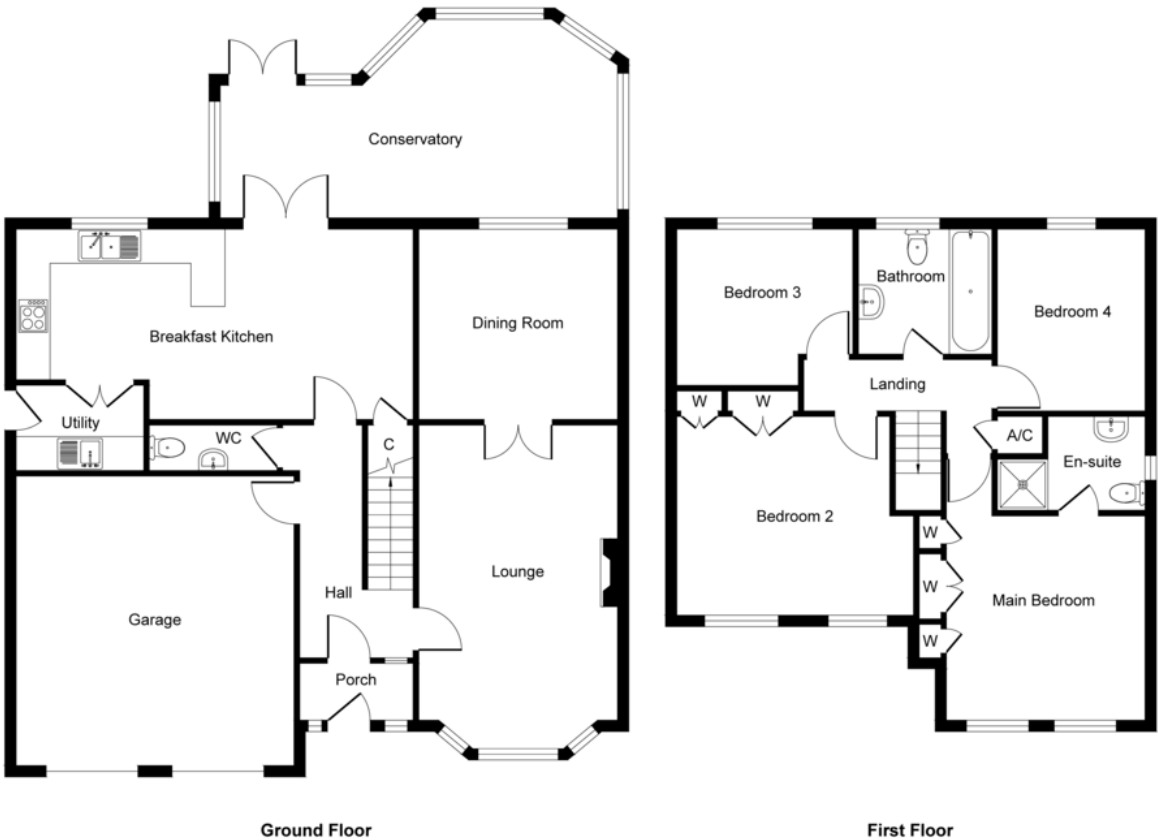




Asking Price Of £695,000

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)

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Approx. Gross Internal Floor Area 1,953 sq. ft / 181.47 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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Floorplan – For identification purposes only



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		