

Framefield Drive, Solihull

Offers In Excess Of £475,000

HUNTERS®

EXCLUSIVE



Framefield Drive, Solihull

Offers In Excess Of
£475,000

Situated in the desirable location of Framefield Drive, Solihull, this well-maintained and cared-for family home presents an excellent opportunity for those seeking a new residence with no onward chain. The property has central heating throughout, and boasts a tarmacadam driveway leading to a double tandem garage, providing ample parking space.

Upon entering, you are greeted by a welcoming entrance hall that features a convenient guest WC, and useful under stairs storage space. The ground floor comprises two spacious reception rooms, including a comfortable lounge with two separate windows that create a light and airy feel, and a separate dining room with double French patio doors opening onto the secluded rear garden, perfect for entertaining family and friends. The kitchen is well-appointed, offering functionality and ease for everyday living.

Venturing upstairs, you will find a landing that leads to four generously sized bedrooms, ensuring plenty of space for family members or guests. The house bathroom, fitted with a double shower cubicle, is conveniently located to serve the upper floor, as well as a separate airing cupboard housing the hot water tank and providing additional storage.

The outdoor space is equally impressive, with a garden primarily laid to lawn, providing a lovely area for hosting summer gatherings. The garden is enhanced by a tree-lined rear, offering privacy and a serene atmosphere, with the picturesque canal serving as a charming backdrop.

Ideally located for excellent transport links to Birmingham Airport, the NEC, and major motorway networks including the M42.

This property is ideal for families looking for a comfortable home in a sought-after area, combining practicality with a peaceful setting. Don't miss the chance to make this delightful house your new home.











Location
Situated in a quiet, highly desirable residential enclave within the sought-after B91 postcode of Solihull, Framefield Drive offers the perfect balance of suburban tranquility and vibrant town centre convenience, with nearby parks such as Brueton and Malvern to enjoy

Entrance hall

Kitchen
10'5"- x 8'10"

Lounge
19'4" x 9'10"

Dining room
10'5" x 10'2"

Guest cloak room

Bedroom 1
10'2" x 9'2"

Bedroom 2
9'10" x 7'10"

Bedroom 3
10'5" x 10'2"

Bedroom 4
8'10" x 8'2"

Garden

Tenure
The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band
The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band E

Services
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.



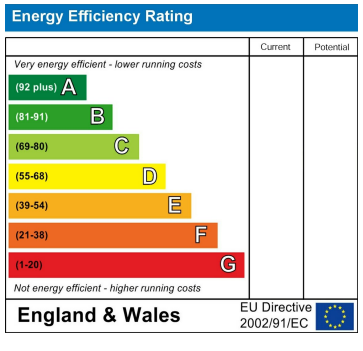


Anti-Money Laundering
Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48.00 incl. VAT per property, payable in advance via our onboarding system

Fittings and Fixtures
Fixtures and fittings to be agreed



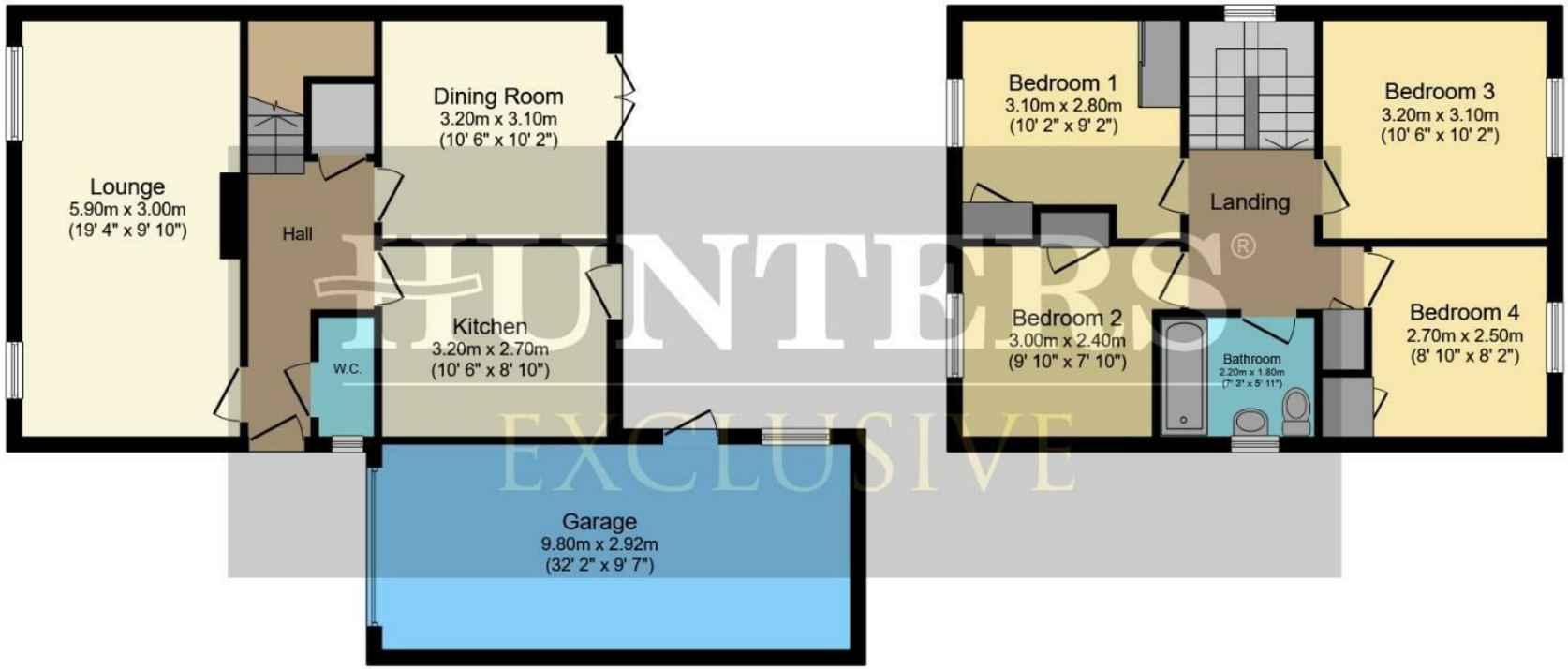




DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

HUNTERS®
EXCLUSIVE



Ground Floor **First Floor**

Total floor area 117.7 sq.m. (1,266 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
0121 709 0111 | Website: www.hunters.com

HUNTERS®
EXCLUSIVE


HUNTERS®
EXCLUSIVE