





Apt 3, 55 St. Francis Drive, Birmingham

£140,000 Leasehold

Spacious two-bedroom second-floor apartment • Allocated private parking space to the rear • Additional communal visitor parking • Secure entrance access to the building • Large open-plan lounge and dining area • Galley-style kitchen with dual-aspect windows • Principal bedroom with dual-aspect windows • En-suite shower room to principal bedroom • Separate family bathroom • Bay windows adding character and natural light • Well-proportioned accommodation throughout





Spacious Two-Bedroom Second-Floor Apartment with Allocated Parking. Sold with NO ONWARD CHAIN.

HS Homes is pleased to bring to market this well-proportioned **two-bedroom, second-floor apartment**, ideally positioned in the **Kings Norton area**, offering spacious accommodation, allocated parking and a fantastic open-plan living space.

The development benefits from **secure entrance access**, leading into the communal foyer with access to the ground, first and second floors. To the rear of the building, the apartment has its own **allocated parking space within the private residents' car park**, while additional communal visitor parking is available to the front.

Upon entering the apartment, you are welcomed into a spacious entrance hallway providing access to all areas of the property. Two large inset storage cupboards offer excellent additional storage and help keep the main living areas clutter-free.

The main family bathroom is accessed from the hallway and comprises a bath, WC and wash hand basin.

The **principal bedroom** is a generously sized room positioned to the side of the apartment, enjoying **dual-aspect windows** with views across the surrounding scenery. The bedroom also benefits from its own **private en-suite shower room**, comprising a shower, WC and wash hand basin.

Adjacent is the second bedroom, another well-proportioned room featuring an attractive **bay window**, making it suitable as a double bedroom, guest room or home office.

One of the standout features of the apartment is the impressive **open-plan lounge and dining area**. This generous space provides plenty of room for both comfortable seating and a dedicated dining area, creating an ideal setting for relaxing or entertaining.

The adjoining **galley-style kitchen** is positioned to the side and enjoys dual-aspect windows to both the front and side, providing plenty of natural light. The kitchen opens directly into the lounge/dining space, creating a sociable and practical layout.

The main living area is further enhanced by a **bay window**, adding character while allowing additional natural light into this already bright and spacious room.

With its generous accommodation, two bathrooms, allocated parking and spacious open-plan living, this apartment would make an excellent home for **first-time buyers, couples, professionals or those looking to downsize**, as well as potentially appealing to investors.



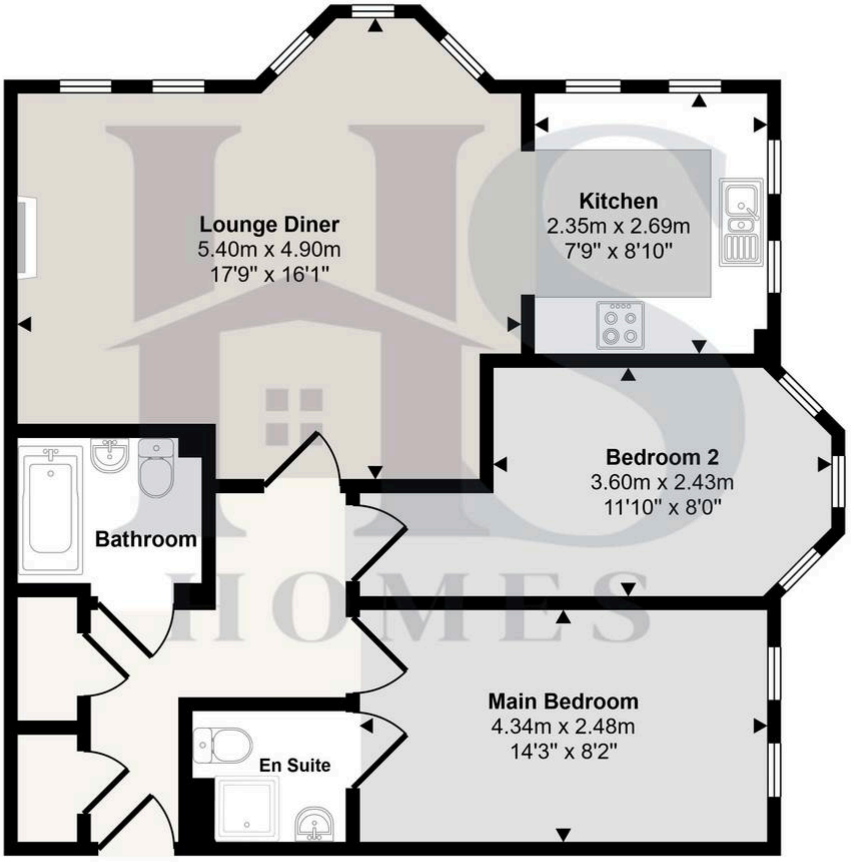








Approx Gross Internal Area
66 sq m / 707 sq ft



Floorplan

HS Homes of Solihull

Avon House, 435 Stratford Road, Shirley - B90 4AA

01214304448 • enquiries@hshomes.uk • www.hshomes.uk/