



St. Francis Avenue, Solihull

- No Onwards Chain!
- Modern Family Home
- Utility Room
- Private Rear Garden

- Three Bedroom Semi- Detached
- South Facing Conservatory
- Single Garage
- Prime Solihull Location

£440,000

Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

St. Francis Avenue, Solihull

DESCRIPTION

Upon entering this beautifully presented home, you are welcomed by an elegant entrance hall, setting the tone for the stylish accommodation that unfolds throughout. A convenient guest cloakroom/WC is positioned off the hallway, while the contemporary kitchen has been thoughtfully designed with both functionality and style in mind. Finished to a high standard, it offers an excellent range of fitted cabinetry, generous worktop space and ample room for informal dining, creating the perfect setting for both everyday family life and entertaining.

To the rear of the property, the impressive lounge offers a wonderfully spacious and inviting atmosphere, making it the perfect place to relax and unwind. The lounge flows seamlessly into the south-facing conservatory, allowing natural light to flood the space throughout the day. The conservatory further enhances the living accommodation, providing a versatile additional reception area with delightful views over the rear garden and direct access to the outdoor space.

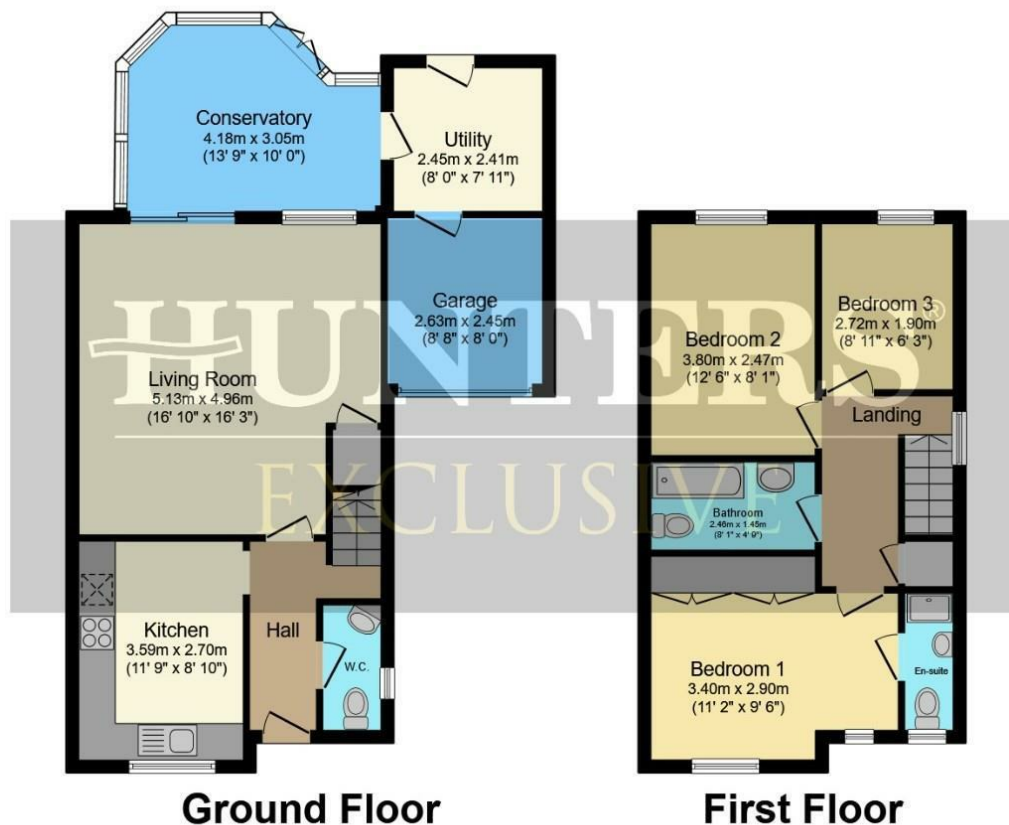
The first floor continues to impress, offering three well-proportioned bedrooms comprising two generous double bedrooms and a comfortable single bedroom, perfectly suited as a child's bedroom, dressing room or a stylish home office. Completing the accommodation is a beautifully appointed family bathroom, finished with contemporary fixtures and fittings to provide a luxurious yet practical space.

Externally, the property enjoys a private and well-maintained rear garden, thoughtfully designed for both relaxation and entertaining. A standout feature is the fully equipped garden office, benefiting from both electricity and high-speed internet connectivity, making it an ideal workspace for those working from home or a versatile studio or hobby room.

Further enhancing the property's appeal is an attached garage incorporating a practical utility area, together with a private driveway providing off-road parking.



Council Tax: F



Ground Floor

First Floor

Total floor area 110.6 sq.m. (1,190 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

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

163 High Street, Solihull, B91 3ST

Tel: 0121 709 0111 Email:

solihull@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		85	(81-91) B
(69-80) C			(69-80) C
(55-68) D	68		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

HUNTERS[®]
HERE TO GET *you* THERE