

2 Framefield Drive, Solihull B91 2SR

Price Guide **£485,000**

- Beautifully Presented Detached Residence
- Four/Five Bedrooms
- Superb Extended Dining Kitchen
- Quiet Cul-De-Sac Location
- No Chain
- Energy Efficiency Rating - D

0121 709 3300

## 2 Framefield Drive, Solihull B91 2SR

An exceptionally presented and extended, four/five bedroom, detached residence appointed and decorated to a very high standard, situated in a highly sought after location within walking distance to Solihull town centre. The property falls within catchments for excellent school and briefly comprises welcoming hallway, cloakroom/WC, spacious lounge, MAGNIFICENT dining kitchen, utility, study/GF bedroom 5, four further bedrooms, refitted family bathroom, good-sized rear garden and single garage. NO CHAIN.

### APPROACH

Via block paved drive, lawned area with trees and shrubs and open canopy car port leading to front door.

### HALLWAY

Having laminate flooring, central heating radiator, ceiling light point, under-stairs storage cupboard and stairs rising to first floor.

### WC

Having laminate flooring, obscure double glazed window, low level WC and pedestal wash hand basin.

### LOUNGE

**19' 2" (5.84M) X 10' 11" (3.33M)**

Having carpet flooring, two double glazed windows, central heating radiator, ceiling light point and fireplace.

### KITCHEN / DINER

**19' 2" (5.84M) X 16' 5" (5M)**

Having tiled flooring, central heating radiator, two double glazed windows, ceiling spotlights, sliding patio doors, matching wall and base units, built in appliances and sink with drainer.

### DOWNSTAIRS BEDROOM (REAR)

**15' 4" (4.67M) X 6' 10" (2.08M)**

Having laminate flooring, central heating radiator, double glazed window, ceiling light point and sliding patio door.



**BEDROOM ONE (FRONT)**  
**11' 1" (3.38M) X 10' 2" (3.1M)**

Having carpet flooring, central heating radiator, double glazed window, ceiling light point and built-in storage.

**BEDROOM TWO (FRONT)**  
**8' 10" (2.69M) X 9' 10" (3M)**

Having carpet flooring, central heating radiator, double glazed window, ceiling light point and built-in storage.

**BEDROOM THREE (REAR)**  
**8' 10" (2.69M) X 7' 9" (2.36M)**

Having carpet flooring, central heating radiator, double glazed window, ceiling light point and built-in storage.

**BEDROOM FOUR (REAR)**  
**10' 2" (3.1M) X 10' 3" (3.12M)**

Having laminate flooring, central heating radiator, double glazed window and ceiling light point.

**FAMILY BATHROOM**  
**7' 5" (2.26M) X 5' 11" (1.8M)**

Having lino flooring, central heating radiator, double glazed window, bath with shower over, pedestal wash hand basin, low level WC and ceiling light point.

**SINGLE GARAGE**  
**9' 3" (2.82M) X 9' 0" (2.74M)**

Up & over door, power & lighting

**REAR GARDEN**

Having decked area, patio area, lawn with trees and shrubs and wooden fence panel borders.

**TENURE**

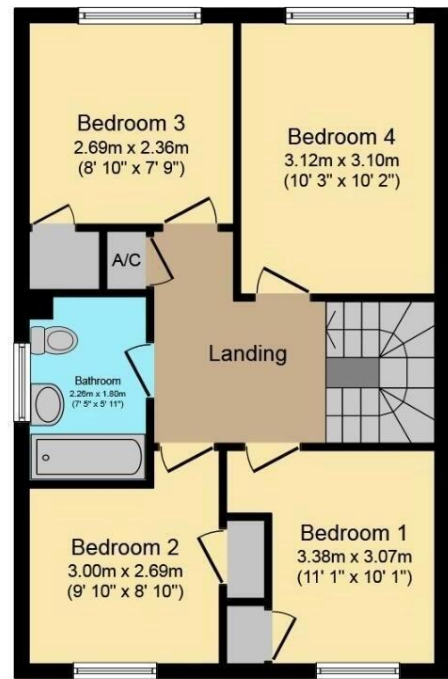
We have been advised that the property is Freehold. This is subject to verification by your Solicitor.





### Ground Floor

Floor area 85.0 sq. m. (915 sq. ft.) approx



### First Floor

Floor area 54.0 sq. m. (581 sq. ft.) approx

Total floor area 139.0 sq. m. (1,496 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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2 Manor Walk  
High Street  
Solihull B91 3SX  
Tel: 0121 709 3300  
Email: info@bartleys-uk.com



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

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