



smarthomes

## Framefield Drive

Solihull

- A Well Presented Four Bedroom Detached Family Home
- Four Bedrooms
- Spacious Kitchen Diner
- Lounge
- Extended Second Reception Room
- No Upward Chain

**£475,000**

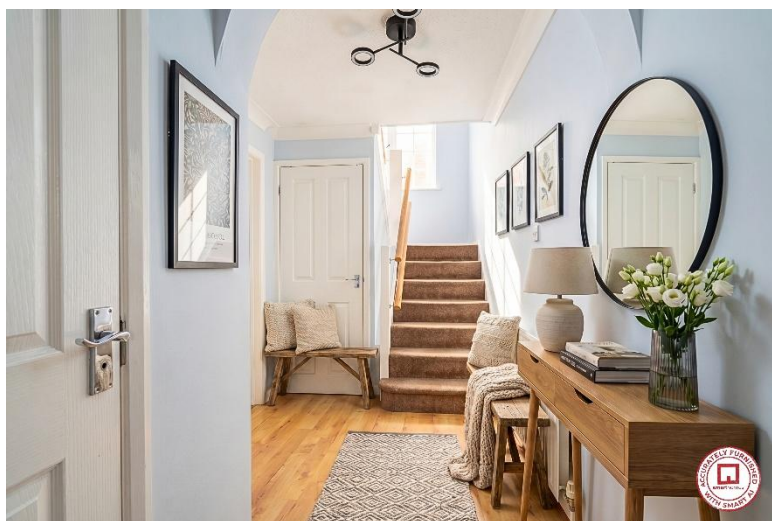
Current EPC Rating 68 (D)  
Current Council Tax Band E





## Property Description

A well presented four bedroom detached family home offered for sale with no upward chain and benefiting from spacious kitchen diner, lounge, extended second reception room, guest WC, family bathroom, rear garden, garage and off-road parking



Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



## Rooms & Measurements

- Entrance Hall
- Guest WC
- Lounge to Front - 5.84m x 3.33m (19'2" x 10'11")
- Spacious Kitchen Diner to Rear - 5.84m x 5m (19'2" x 16'5")
- Inner Lobby
- Extended Reception Room Two to Rear - 4.67m x 2.08m (15'4" x 6'10")
- Bedroom One to Front - 3.38m x 3.1m (11'1" x 10'2")
- Bedroom Two to Rear - 3.12m x 3.1m (10'3" x 10'2")
- Bedroom Three to Front - 3m x 2.69m (9'10" x 8'10")
- Bedroom Four to Rear - 2.69m x 2.36m (8'10" x 7'9")
- Family Bathroom to Side
- Garage/Store - 2.82m x 2.74m (9'3" x 9'0")

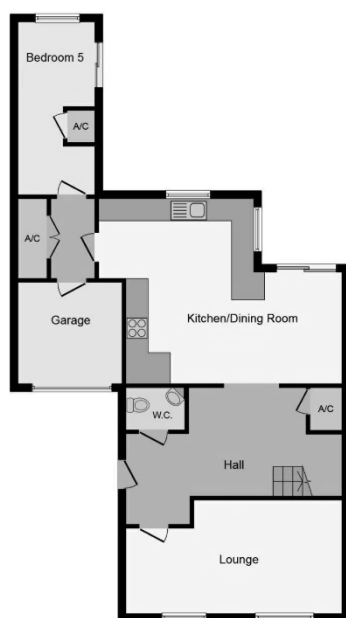
### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

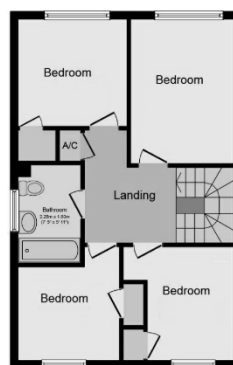
EPC supplied by vendor  
Current council tax band – E

### Agents Note – Digital Furnishing

This property has been digitally furnished with the assistance of AI technology. We would advise to carefully check the marketing photos at your viewing appointment to ensure that you are happy that the fabric of the property is accurately reflected.



Ground Floor



First Floor

316 Stratford Road  
 Shirley  
 Solihull  
 B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
 0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.