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47 St. Francis Avenue, Solihull, B91 1EB

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£460,000

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.

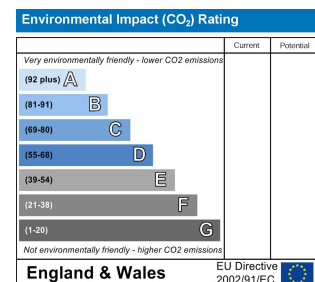
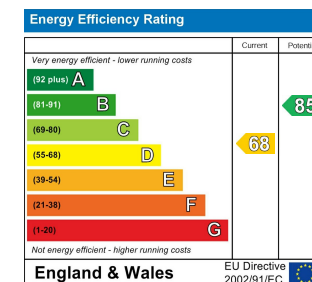
Further enhancing the property's appeal is an attached garage incorporating a practical utility area, together with a private driveway providing off-road parking.

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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).
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Location

St. Francis Avenue enjoys an enviable position within one of Solihull's most prestigious and established residential neighbourhoods, offering an exceptional blend of tranquillity, convenience and outstanding connectivity. Situated just moments from Solihull town centre, this highly regarded address is synonymous with quality family living and continues to be one of the area's most desirable locations.

The property is ideally placed for an outstanding selection of both state and independent schools, making it particularly attractive to families. Highly regarded schools within easy reach include Tudor Grange Academy Solihull, St Peter's Catholic School, Alderbrook School, Sharmans Cross Junior School and St Alphege Church of England Infant and Nursery School. The area is also exceptionally well served by renowned independent schools, including the prestigious Solihull School, Saint Martin's School for Girls and Eversfield Preparatory School, all of which are within a short distance.

Residents enjoy easy access to the vibrant heart of Solihull, where Touchwood Shopping Centre offers an impressive collection of premium retailers, stylish boutiques, cafés, restaurants and leisure facilities, including a multi-screen cinema. The nearby High Street is home to an excellent selection of independent eateries, wine bars and coffee shops, complemented by everyday conveniences including Waitrose, Marks & Spencer Foodhall, Tesco and Sainsbury's.

For those seeking an active lifestyle, the area is surrounded by an abundance of green open spaces. The beautiful Brueton Park and Malvern and Brueton Park Nature Reserve are just a short stroll away, offering picturesque walking routes, children's play areas, ornamental gardens and tranquil lakes. The highly regarded Solihull Arden Club, providing tennis, squash and cricket facilities, together with several excellent golf clubs and health clubs, are all within close proximity.

Commuters are exceptionally well catered for, with Solihull Railway Station offering direct services to Birmingham Moor Street, Birmingham Snow Hill and London via connecting services. The M42, M40 and wider motorway network are all readily accessible, while Birmingham Airport, the NEC and Birmingham International Railway Station can be reached in approximately 15 minutes, making national and international travel remarkably convenient.

Combining prestigious schooling, exceptional amenities, outstanding transport links and an abundance of green open spaces, St. Francis Avenue represents one of Solihull's most sought-after residential addresses, perfectly suited to discerning buyers seeking an exceptional lifestyle in the heart of the town.

Lounge

16'9" x 16'3"

Conservatory

13'8" x 10'0"

Kitchen

11'9" x 8'10"

Utility room

8'0" x 7'10"

Bedroom One

11'1" x 9'6"

Bedroom Two

12'5" x 8'1"

Bedroom Three

8'11" x 6'2"

Bathroom

8'0" x 4'9"

Garage

8'7" x 8'0"

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

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

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

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

Fixtures and Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

AML

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 incl. VAT per property, payable in advance via our onboarding system.

Agents notes

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	68	85

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England & Wales

EU Directive 2002/91/EC



