



59 St Francis Avenue, Solihull, B91 1EB

Price Guide **£279,950**

- Well Appointed Semi Detached Property
- Three Bedrooms
- Breakfast/Kitchen
- Good Sized Lounge/Diner
- Garage & Cloakroom/WC
- Energy Efficiency Rating - D

0121 709 3300

59 St Francis Avenue, Solihull, B91 1EB

This modern development was built by Messrs Alfred McAlpine in 1995 and offers well appointed accommodation within close proximity to shops, amenities and excellent transport routes & briefly comprises hall, cloakroom/wc, lounge/diner, breakfast kitchen, three bedrooms, refitted en suite shower room, separate bathroom, private rear garden & single garage. No Chain

APPROACH

Via a lawned front garden with driveway that enables off road parking leading to a covered storm porch entrance to:

HALLWAY

UPVC double glazed front door gives access to hallway, double panel radiator, ceiling light point, door to cloakroom/wc, kitchen, lounge, stairs rising to first floor landing.

CLOAKROOM/WC

Low level flush wc, pedestal wash hand basin, ceramic tiling to splash prone areas, single panel radiator, ceiling light point, two UPVC double glazed windows to front and side aspects.

BREAKFAST KITCHEN

11' 8" (3.56M) X 7' 7" (2.31M)

A comprehensively fitted breakfast kitchen comprises a range of limed oak wall and base units with marble effect fitted work surface over, ceramic tiling to splash prone areas, integrated gas hob, electric oven, concealed extractor hood, single bowl sink and drainer with mixer tap over, space and plumbing for dishwasher and washing machine, double panel radiator, two ceiling light points, wood effect flooring, wall mounted Glow Worm central heating boiler, UPVC double glazed window to front aspect.

LOUNGE /DINER

17' 4" (5.28M) X 14' 7" (4.44M)

Single panel radiator, two ceiling light points, three wall light points, TV aerial point, door to under stairs cupboard, UPVC double glazed window and sliding patio door to rear garden.

FIRST FLOOR LANDING

Airing cupboard housing water tank and immersion heater, loft access, UPVC double glazed window to side aspect, doors to all bedrooms and bathroom.

BEDROOM ONE

11' 3" (3.43M) X 9' 3" (2.82M)

A range of fitted wardrobes with hanging space and shelving, fitted headboard, single panel radiator, ceiling light point, UPVC double glazed window to front aspect, doors to:

EN SUITE

A recently re-fitted en suite comprises a modern fitted suite with low level flush wc, pedestal wash hand basin, shower enclosure with chrome power shower over, ceramic tiled flooring and walls, heated chrome towel radiator, UPVC double glazed window to front aspect.



BEDROOM TWO

12' 6" (3.81M) X 8' 1" (2.46M)

Ceiling light point, single panel radiator, UPVC double glazed window to rear aspect.

BEDROOM THREE

8' 9" (2.67M) X 6' 3" (1.9M)

Ceiling light point, single panel radiator, UPVC double glazed window to rear aspect.

BATHROOM

A modern coloured three piece suite comprising low level flush wc, pedestal wash hand basin, panel bath with thermostatic shower over, ceramic tiling to splash prone areas, chrome radiator, ceiling light point, extractor fan.

GARDEN

Mostly laid to lawn with full width paved patio area, timber fencing to perimeter.

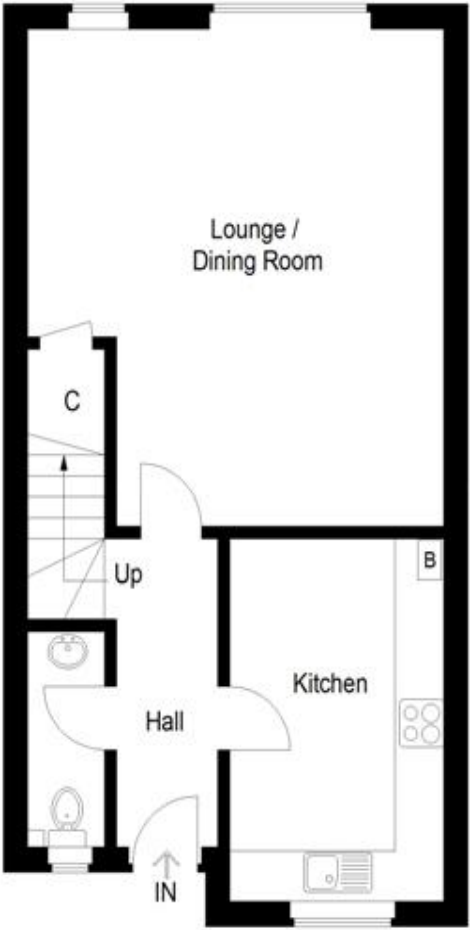
GARAGE

17' 6" (5.33M) X 8' 2" (2.49M)

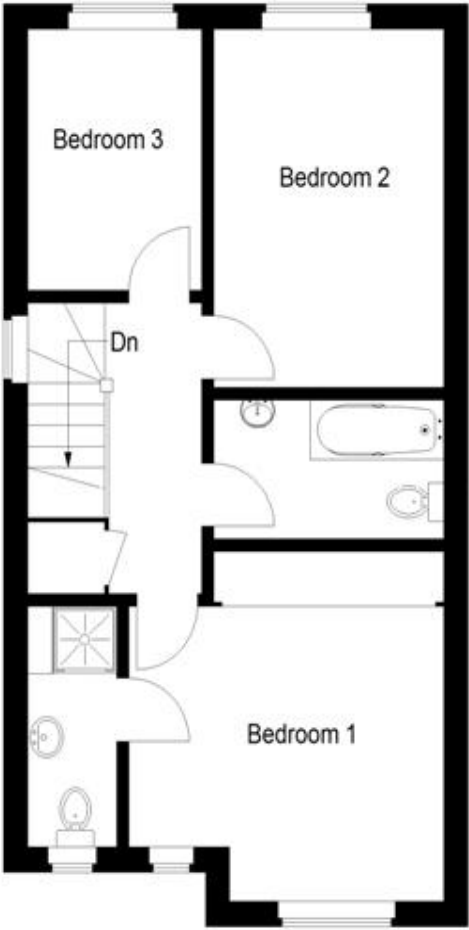
Power supply and lighting, up and over door, personal door to garden, overhead storage.



59 St. Francis Avenue, Solihull, B91 1EB



Ground Floor

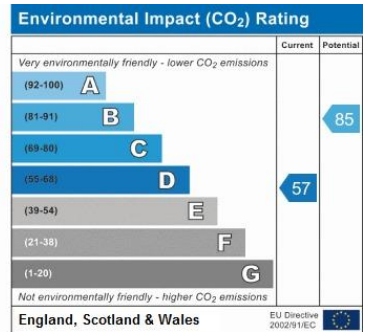
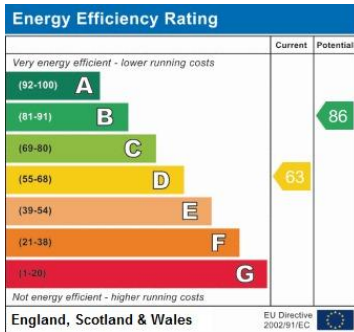


First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bartleys Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bartleys Estate Agents or the vendors. Equipment: Bartleys Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. The Owner of the copyright is Bartleys Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.