



20 Framefield Drive, Solihull B91 2SR

Offers in Excess of **£400,000**

- Beautifully Presented Detached
- Superb Extended Dining Kitchen
- Quiet Cul De Sac Location
- Stunning Interior
- Canalside Views
- Energy Rating D

0121 709 3300

20 Framefield Drive, Solihull B91 2SR

An exceptionally presented extended three bedroom detached residence situated in the highly sought after location with glorious canal side views, appointed and decorated to a very high standard and within walking distance to Solihull town centre. The property falls within excellent school catchments and briefly comprises welcoming hallway, cloakroom/wc, dual aspect lounge, MAGNIFICENT dining kitchen, three bedrooms, refitted luxury family bathroom, generous SOUTH FACING landscaped rear garden, single garage. **EARLY VIEWING ESSENTIAL**

APPROACH

Via a lawned foregarden and driveway enabling off road parking leading to a covered storm porch entrance to:-

HALLWAY

Ceramic tiled floor, single panel radiator, ceiling light point, Stairs rising to first floor landing, doors to cloakroom/WC, lounge, kitchen, under stairs storage cupboard and additional cloakroom cupboard.

CLOAKROOM / WC

Beautifully appointed cloakroom/WC comprising; contemporary hand wash basin, low level flush WC, single panel radiator, ceramic tiled floor, ceiling light point, obscured UPVC double glazed window to front aspect.

DOUBLE ASPECT LOUNGE

21' 12" (6.7M) X 10' 10" (3.3M)

Contemporary fireplace with pebble stone effect remote controlled gas fire, wood effect flooring, two single panel radiators, two ceiling light points, TV point, UPVC double glaze window and French doors to –

EXTENDED DINING KITCHEN

21' 8" (6.6M) X 10' 2" (3.1M)

A superb kitchen comprises a comprehensive range of wall and base units with coordinating roll top work surface areas with matching up stands, integrated Neff 4 ring gas hob with oven and canopy extractor fan, provision for a dishwasher and washing machine, one and a half bowl sink and drainer, ceramic tiled floor, double panel radiator, cupboard concealing Baxi 400 Combi boiler, UPVC double glazed window and door to garden,



FIRST FLOOR LANDING

Loft access, airing cupboard and doors to bedroom one, bedroom two, bedroom three.

BEDROOM ONE (REAR)

11' 10" (3.6M) X 10' 2" (3.1M)

Wood effect flooring, single panel radiator, ceiling light point, built-in double wardrobe, UPVC double glazed window to the rear aspect.



BEDROOM TWO (FRONT)

12' 2" (3.7M) X 9' 2" (2.8M)

Wood effect flooring, single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

BEDROOM THREE (REAR)

9' 2" (2.8M) X 9' 2" (2.8M)

Wood effect flooring, single panel radiator, ceiling light point, built in single wardrobe, UPVC double glazed window to the rear aspect.

STUNNING BATHROOM

Contemporary three piece suite comprises; low-level flush WC, floating hand wash basin, panelled bath with Mira chrome thermostatic shower over, ceramic tiling to walls and floor, chrome towel radiator, recessed storage space, obscured UPVC double glaze window to the front aspect.



OUTSIDE

GARAGE

17' 1" (5.2M) X 8' 2" (2.5M)

Up and over door, power, lighting, shelving & personal door to rear garden

REAR GARDEN

Block paved patio leads to a mainly laid to lawn garden with picket fencing with picturesque canal side views. There is external lighting water supply & gated side access.

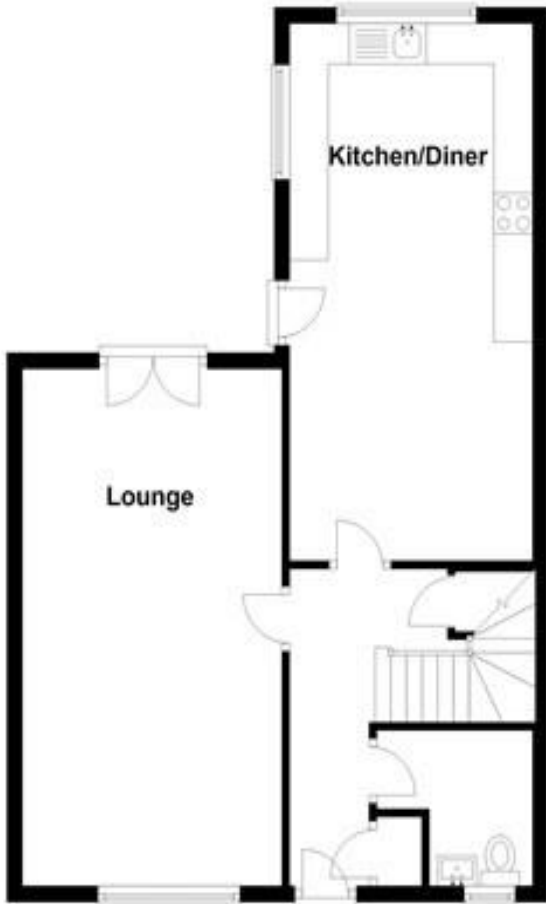
TENURE

We have been advised that the property is Freehold. This subject to solicitor verification.



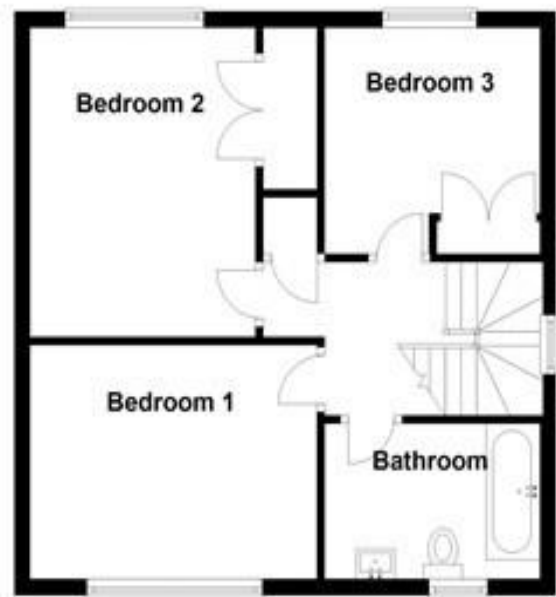
Ground Floor

Approx. 55.7 sq. metres (599.2 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.9 sq. feet)



Total area: approx. 100.7 sq. metres (1084.1 sq. feet)



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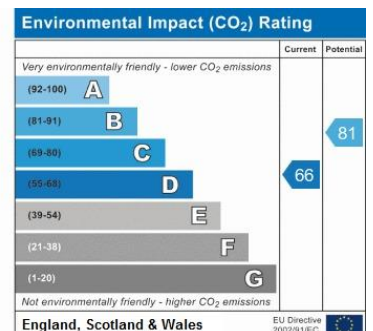
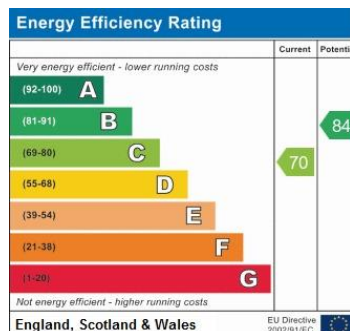
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