



39 St Francis Avenue, Solihull, West Midlands, B91 1EB

**Hunters**

# 39 St Francis Avenue, Solihull, West Midlands, B91 1EB

**Situated in a lovely location off Monastery Drive a spacious modern detached family home with four bedrooms, en suite and re-fitted bathroom, through living room, separate dining room, study, guest cloaks/wc, re-fitted kitchen/family room, double garage and private rear garden. EPC: D55**

## LOCATION

This modern detached home is situated in a lovely location off Monastery Drive, with easy access to many of the facilities in the Solihull area. Solihull Town Centre offers an excellent choice of shopping facilities including Touchwood Shopping Centre and John Lewis Department Store. There is easy road access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. The property occupies a corner plot position having a lawned garden to the front, a double width driveway and canopy porch.

## ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

GUEST WC

STUDY

9' 4" x 6' 10" (2.84m x 2.08m)

LIVING ROOM

20' 3" x 11' 9" (6.17m x 3.58m)

DINING ROOM

11' 4" x 10' 3" (3.45m x 3.12m)

SUPERB KITCHEN/FAMILY ROOM

27' 4" x 11' 4" (min) (8.33m x 3.45m (min))

FAMILY AREA/CONSERVATORY

UTILITY ROOM 10' 2" x 4' 10" (3.1m x 1.47m)

ACCOMMODATION ON THE FIRST FLOOR

BEDROOM 1

13' 6" (incl. wardrobes) x 11' 0" (to wardrobes)  
(4.11m (incl. wardrobes) x 3.35m (to wardrobes))

EN SUITE

10' 4" x 4' 8" (3.15m x 1.42m)

BEDROOM 2

14' 0" x 10' 10" (max) (4.27m x 3.3m (max))

BEDROOM 3

12' 0" x 8' 7" (max) (3.66m x 2.62m (max))

BEDROOM 4

9' 10" x 7' 3" (3m x 2.21m)

RE-FITTED FAMILY BATHROOM

9' 10" x 4' 9" (3m x 1.45m)

DOUBLE GARAGE

17' 6" x 17' 1" (5.33m x 5.21m)

GARDEN



## GENERAL INFORMATION

**VIEWING** Solihull Office – Tel: 0121 709 0111

**EPC RATING** D55

**TENURE** The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

**SURVEY** Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

**CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

**CONVEYANCING** Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 0121 709 0111 for your free quotation.

**AGENTS OPINION** These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

**FUNDING** Mortgage Advice Bureau at Hunters offer advice and recommendation on over 11,000 first charge mortgage products, from over 90 UK lenders. To help you choose the right mortgage for you, call 0121 709 0111 to arrange to speak with an expert.

**USEFUL WEBSITES YOU SHOULD CHECK**

**COUNCIL TAX** [www.vo.gov.uk](http://www.vo.gov.uk)

**SCHOOLS** [www.solihull.gov.uk](http://www.solihull.gov.uk)

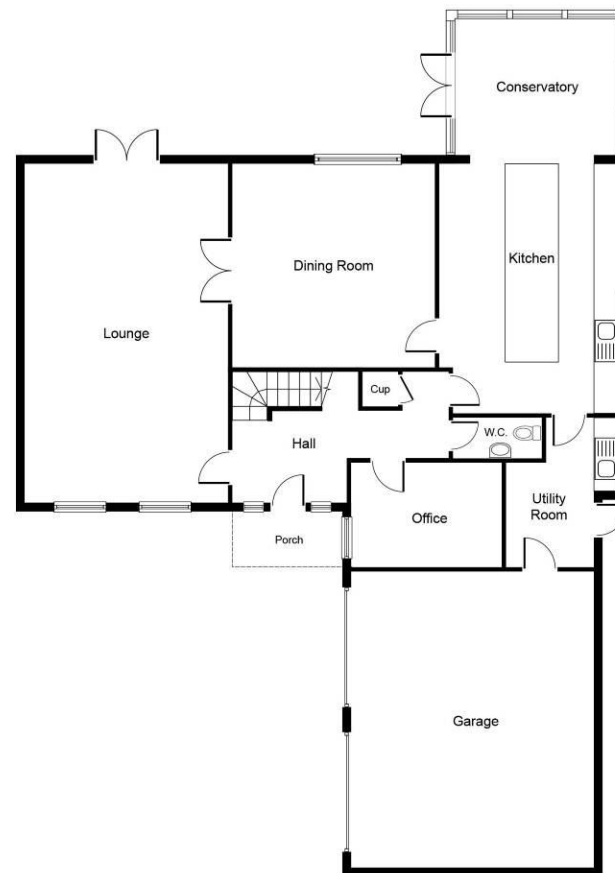
**PLANNING APPLICATIONS** [www.solihull.gov.uk](http://www.solihull.gov.uk)

**LOCAL ENVIRONMENT** [www.maps.environment-agency.gov.uk](http://www.maps.environment-agency.gov.uk)





**First Floor**



**Ground Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

# Hunters

40 Station Road, Solihull, B91 3RX  
Email: [solihull@huntersgroup.co.uk](mailto:solihull@huntersgroup.co.uk)

☎ 0121 709 0111

[www.huntersgroup.co.uk](http://www.huntersgroup.co.uk)

**Agents Note:** Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

