



smarthomes

Summerfield Road

Solihull, West Midlands, B92 8QB

- A Well Presented & Extended Semi Detached Property
- Three Bedrooms
- Lounge, Dining Kitchen & Conservatory
- Four Piece Family Bathroom & Guest WC
- No Upward Chain

£320,000

EPC Rating 49

Current Council Tax Band C





Property Description

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.

The property is set back from the road behind a block edged tarmac driveway providing off road parking extending to gated side access and UPVC double glazed door leading into



Enclosed Porch

With double glazed windows, lighting and UPVC obscure double glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, laminate flooring, picture rail, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Lounge to Front

12' 1" into bay x 9' 10" (3.7m x 3.0m) With double glazed bay window to front elevation, radiator, ceiling light point and electric fireplace



Dining Kitchen

15' 8" x 10' 9" (4.8m x 3.3m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for four ring gas cooker with extractor canopy over, space and plumbing for washing machine and dishwasher, integrated fridge freezer, wall mounted Worcester Bosch boiler, radiator, ceiling light points, double glazed window to conservatory, laminate flooring, door to guest WC and opening into



Conservatory

15' 1" x 10' 2" (4.6m x 3.1m) With double glazed windows, polycarbonate roof, double glazed French doors leading out to the rear garden, wall lighting, two radiators, laminate flooring and electric power points

Guest WC

With low flush WC, extractor, laminate flooring and ceiling light point

Accommodation on the First Floor

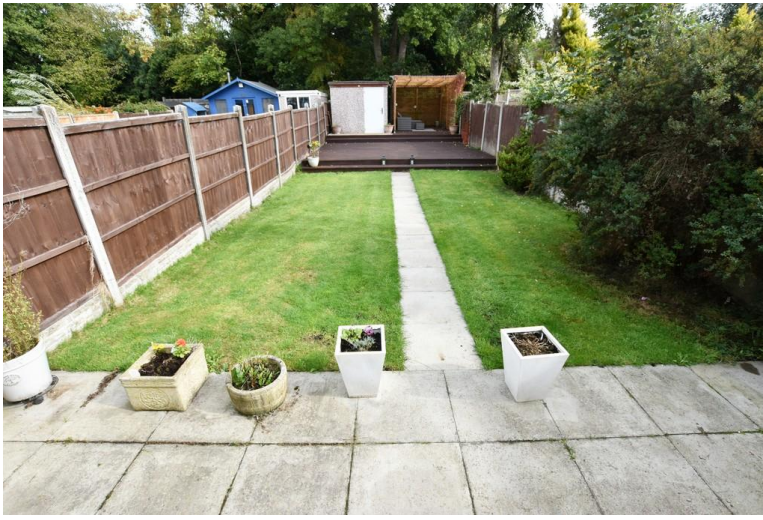
Landing

With obscure double glazed window to side, loft access, ceiling light point and doors leading off to

Bedroom One to Front

12' 9" into bay x 9' 10" (3.9m x 3.0m) With double glazed bay window to front elevation, radiator, picture rail and ceiling light point





Bedroom Two to Rear

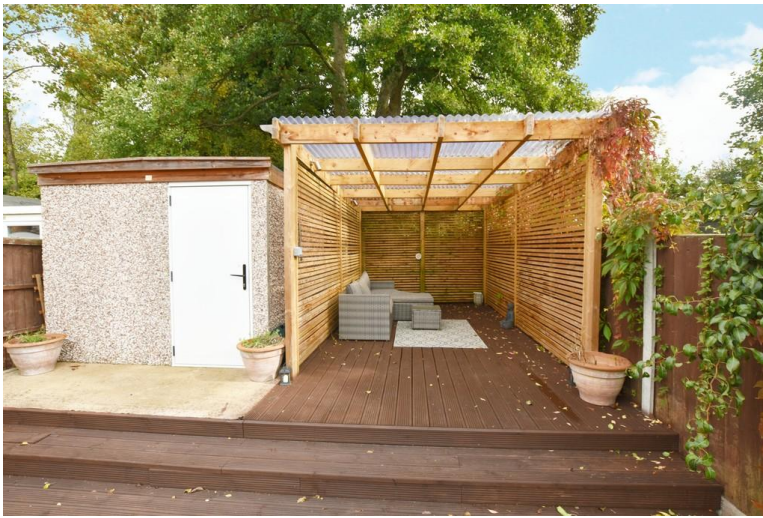
10' 9" x 8' 2" up to wardrobes (3.3m x 2.5m) With double glazed window to rear elevation, radiator, picture rail, ceiling light point and built-in cupboards

Bedroom Three to Front

6' 10" x 5' 2" (2.1m x 1.6m) With double glazed window to front elevation, radiator and ceiling light point

Four Piece Family Bathroom to Rear

7' 2" x 5' 2" (2.2m x 1.6m) Being fitted with a four piece white suite comprising; panelled bath, low flush WC, pedestal wash hand basin and corner shower cubicle with thermostatic shower, obscure double glazed window to rear, tiling to walls, laminate flooring, ladder style radiator and ceiling light point



Pleasant Rear Garden

Being mainly laid to lawn with paved patio, gated side access to driveway, paved pathway, fencing to boundaries and decked terrace to rear with pergola and covered seating area with electric and door to concrete storage with plumbing and electric

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 and 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.