



108 SUMMERFIELD ROAD, SOLIHULL, B92 8PZ

PURCHASE PRICE £210,000

**DRAFT DETAILS**





## PROPERTY OVERVIEW

Situated in a most popular location, an ideal opportunity to purchase this spacious two bedroom extended semi detached, which would be ideal for a first time purchaser. This property has been immaculately maintained and decorated, benefits from gas central heating, UPVC double glazing and has the added attraction of a brand new roof fitted in April 2017, new UPVC guttering, soffits and fascia. We recommend early viewing on this property which briefly comprises of:- canopy porch, entrance hall, superb spacious living room, extended breakfast kitchen, two bedrooms, modern bathroom, south facing rear garden and double garage. Summerfield Road is well located for local shops, schools and public transport, has easy access to the M42 motorway, Birmingham International airport and railway station. In more detail the property affords:-

## ACCOMMODATION ON THE GROUND FLOOR

Approached via the chipstone driveway.

### CANOPY PORCH

With front door giving access through to:-

### ENTRANCE HALL

With central heating radiator, staircase to the first floor, oak flooring and leading to:-

### SPACIOUS LIVING ROOM

22' 6" x 9' 10" (6.88m x 3.00m) Having a feature Adam style fireplace incorporating an electric fire and marble hearth, UPVC double glazed bay window, double central heating radiator, oak flooring, further central heating radiator, useful understair storage cupboard, picture rail, TV point, power points and further door leading to:-

### EXTENDED BREAKFAST KITCHEN

12' 2" x 10' 11" (3.71m x 3.35m) Having an extensive range of fitted units comprising of an inset stainless



steel sink unit with side drainer, cupboards and drawers beneath, a range of base and wall cupboards, built in four ring gas hob with oven beneath and extractor hood over, space for a fridge/freezer, plumbing for a washing machine, further space for a tumble dryer, two UPVC double glazed windows, door leading out to the rear garden, quarry tiled floor, useful storage cupboard housing the Vaillant combination gas central heating boiler, central heating radiator, power points and complementary wall tiles.

#### FIRST FLOOR

Approached via the staircase from the entrance hall.

#### LANDING

With hatch to the roof void which is part boarded and leading to:-

#### BEDROOM ONE (FRONT)

13' 10" x 11' 0" (4.22m x 3.36m) Having two built in double wardrobes with cupboards over, inset dressing table with mirror over, power points, central heating radiator and UPVC double glazed bay window.

#### BEDROOM TWO (REAR)

9' 0" x 6' 7" (2.75m x 2.03m) Having a built in wardrobe, UPVC double glazed window, central heating radiator, power points and light dimmer switch.

#### BATHROOM

Being fully tiled comprising of a white suite, having a panelled bath with power shower over, shower screen, pedestal wash basin, low flush wc, Amtico flooring and UPVC obscure glazed window.

#### OUTSIDE

#### REAR GARDEN

The property enjoys a large established rear garden, having a paved patio, lawn, flower borders, shrubs and evergreens.

#### DOUBLE GARAGE

15' 11" x 14' 3" (4.86m x 4.36m) There is a double garage situated at the rear of the property.

#### TENURE

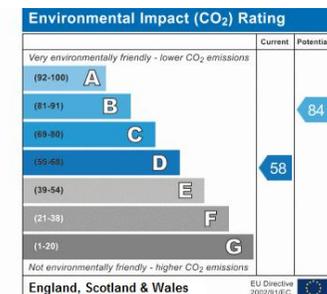
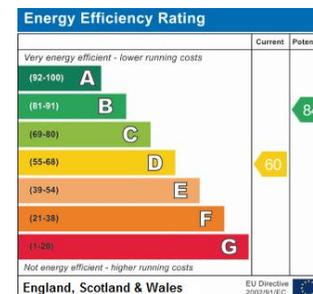
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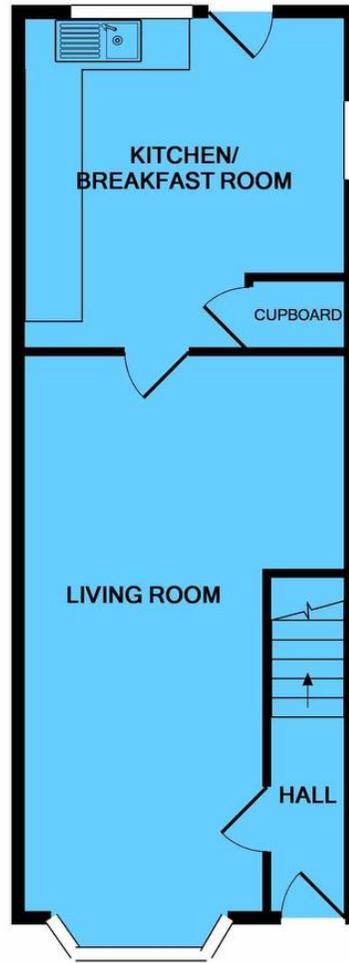
#### VIEWING

Via Xact in Solihull on 0121 712 6222.

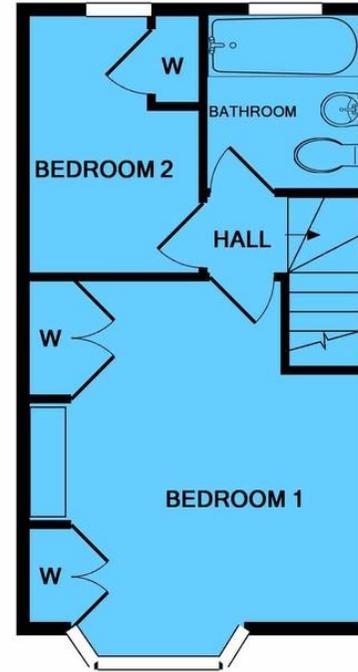
#### COUNCIL TAX

Council Tax Band C





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.6 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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