



smarthomes

Summerfield Road

Solihull, West Midlands, B92 8QB

- A Well Presented & Extended Two Bedroom Property
- Attractive Lounge Diner & Conservatory
- Refitted Kitchen & Bathroom
- No Upward Chain

£230,000

EPC Rating '48'





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 stands back from the road behind a double width block paved and gravel driveway providing off road parking extending to canopy porch with UPVC double glazed entrance door leading through to



Hallway

With laminate flooring, radiator, stairs leading to the first floor accommodation and door through to

Attractive Lounge Diner to Front

23' 0" into bay x 12' 10" max (7.01m x 3.91m) With UPVC double glazed bay window to front elevation, laminate flooring, gas living flame fire with marble hearth and wooden surround, coving to ceiling, two radiators, two frosted windows to side, under-stairs storage space and doorway through to



Refitted Kitchen to Rear

9' 6" x 9' 5" (2.9m x 2.87m) Being refitted with gloss fronted base, wall and drawer units, built-in eye level double oven and grill, four ring hob with extractor over, sink and drainer unit with mixer tap, complementary tiling to splashback areas, space and plumbing for washing machine and tumble dryer, integrated fridge and freezer, UPVC double glazed window to side, wall mounted Ideal Independent C24 combination boiler and UPVC double glazed sliding door leading into



Conservatory

10' 9" x 9' 2" (3.28m x 2.79m) With tile effect floor covering, UPVC double glazed windows, polycarbonate roof and door to side

Accommodation on the First Floor

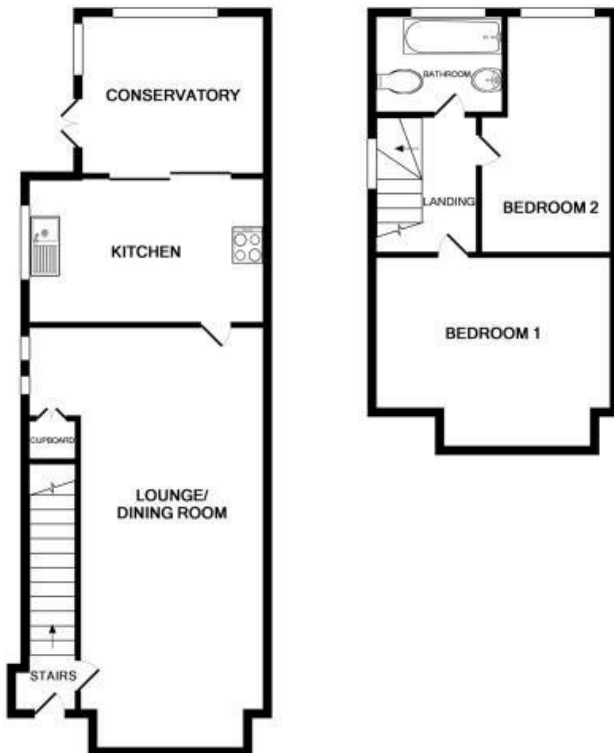
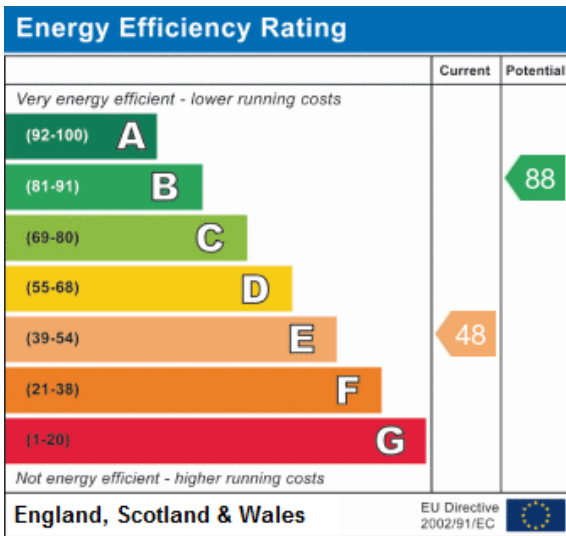
Landing

With frosted UPVC double glazed window to side, loft hatch and doors off to

Bedroom One to Front

10' 2" into bay x 12' 5" into wardrobe (3.1m x 3.78m) With UPVC double glazed bay window to front elevation, wall mounted radiator and fitted wardrobe with sliding mirrored doors





Bedroom Two to Rear

12' 9" x 6' 10" (3.89m x 2.08m) With UPVC double glazed window to rear elevation and wall mounted radiator

Refitted Bathroom to Rear

5' 9" x 5' 9" (1.75m x 1.75m) Being refitted with a three piece white suite comprising panelled bath with shower over and glazed screen, low flush WC and pedestal wash hand basin, feature tiled walls and floor, frosted UPVC double glazed window to rear elevation, chrome ladder style heated towel rail, inset ceiling down lights and extractor

Easterly Facing Rear Garden

Enjoying a private access to the rear with tiered lawned areas and gravelled play area, decked patio, gated side passage, fencing to boundaries and garden shed

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor