



smarthomes

Summerfield Road

Solihull, B92 8QB

- A Very Well Presented & Extended Semi-Detached Property
- Two Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Family Bathroom

£280,000

EPC Rating - D

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 stands back from the road behind a 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

Enlarged Lounge/Diner to Front

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



Re-Fitted Kitchen to Rear

9' 6" x 9' 5" (2.9m x 2.87m) Being re-fitted 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 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

Landing

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



Bedroom One to Front

12' 5" max x 10' 2" max (3.78m max x 3.1m max) 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



Re-Fitted Bathroom to Rear

5' 9" x 5' 9" (1.75m x 1.75m) Being re-fitted 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

Landscaped Rear Garden

Enjoying a private access to the rear with tiered lawned areas, decked patio, gated side passage, fencing to boundaries, railway sleeper borders and glazed double doors leading into



Purpose Build Office Pod

Being plastered throughout with wood effect flooring, LED ceiling spot lights, door leading to a further storage area and external lighting

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		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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