



smarthomes

## Summerfield Road

Solihull, West Midlands, B92 8QB

- An Extended Three Bedroom Semi Detached Property
- Lounge Diner & Extended Kitchen
- In Need Of Modernisation
- No Upward Chain

**£270,000**

EPC Rating - 63

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 tarmac driveway providing off road parking extending to garage door and sliding double glazed door leading through to

### Enclosed Porch

With double glazed windows and door leading through to



### **Entrance Hallway**

With ceiling light point, exposed floorboards, coving to ceiling, stairs leading to the first floor accommodation and openings through to

### **Lounge Diner**

23' 7" x 9' 10" (7.2m x 3.0m) With double glazed bay window to front elevation, three radiators, coving to ceiling, wall lighting, gas fireplace with marble hearth and wooden surround, exposed floorboards and double glazed windows incorporating French doors leading through to



### **Garden Room**

With windows to rear, glazed door leading to the rear garden, glazed roof and ceiling light point

### **Extended Kitchen to Rear**

16' 4" x 10' 2" (5.0m x 3.1m) With composite sink and drainer unit with mixer tap, tiling to splashback areas, two ring hob, space and plumbing for washing machine and dishwasher, space for fridge freezer, exposed floorboards, radiator, two ceiling light points, coving to ceiling, double glazed window to rear and double glazed door leading out to the rear garden



### **Accommodation on the First Floor**

#### **Landing**

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

#### **Bedroom One to Front**

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

#### **Bedroom Two to Rear**

10' 9" x 10' 2" (3.3m x 3.1m) With double glazed window to rear elevation, radiator, exposed floorboards, built-in cupboard with sliding door, coving to ceiling and ceiling light point

#### **Bedroom Three to Front**

6' 6" x 5' 2" (2.0m x 1.6m) With double glazed window to front elevation, radiator, coving to ceiling, exposed floorboards and ceiling light point





**Bathroom to Rear**

7' 2" x 5' 2" (2.2m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over, low flush WC and pedestal wash hand basin, with tiling to walls, exposed floorboards, obscure double glazed window to rear, cupboard housing Baxi boiler and ceiling light point

**Rear Garden**

Being paved with sun canopy, fencing to boundaries and access to out building



**Out Building**

20' 0" x 10' 9" (6.1m x 3.3m) With double glazed windows, wooden door to garden, double glazed sliding patio door separating areas, plumbing for wet room with tiled flooring, tiled walls and double glazed window

**Garage**

22' 7" x 7' 6" (6.9m x 2.3m) With wooden garage doors to driveway, ceiling light point and wooden door to rear

**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 Nigel Hodges. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	83	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Soliuhll  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

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.