



smarthomes

## Summerfield Road

Solihull, West Midlands, B92 8PZ

- A Well Presented Semi Detached Property
- Two Bedrooms
- Through Lounge
- Dining Area

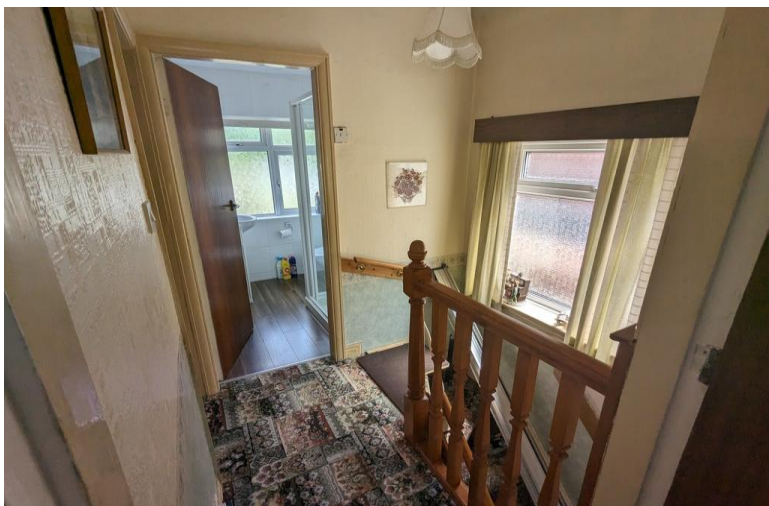
**£240,000**

EPC Rating 56

Current Council Tax Band - C







## Property Description

Conveniently situated with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. Olton Railway Station is situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station. There is a wide selection of shops along the A41 Warwick Road including the popular Dovehouse Parade and an excellent choice of shops can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store.

The property is set back from the road behind a block paved driveway providing off road parking and extending to

### Enclosed Porch

With double glazed door, double glazed windows to the side and door leading through to





#### Entrance Hallway

With ceiling light point, central heating radiator, stairs leading to the first floor accommodation and door leading off to

#### Extended Lounge to Front

9' 9" x 22' 10" (2.97m x 6.96m) With double glazed window to front elevation, central heating radiator, two ceiling light points and door to

#### Under-Stairs Guest WC

With low flush WC and wall hung wash hand basin with tiled splashback



#### Dining Room

9' 11" x 7' 10" (3.02m x 2.39m) With ceiling light point, central heating radiator, obscure glazed window looking through to lounge and glazed window overlooking garden room

#### Kitchen to Rear

9' 5" x 7' 0" (2.87m x 2.13m) Being fitted with floor and wall mounted cupboard units with granite effect work surfaces over, sink and drainer unit with mixer tap, tiling to splashback areas, space for a cooker, space for separate larder and fridge freezer, ceiling light, door to covered side passageway, double glazed window to rear and further glazed door giving access to



#### Garden Room

8' 0" x 5' 7" (2.44m x 1.7m) Having double glazed windows to side and rear, polycarbonate roof and double glazed door to rear garden

#### Covered Side Passageway

22' 5" x 5' 8" (max) (6.83m x 1.73m) With wall mounted Worcester Bosch central heating boiler, space for washing machine, door to the front and glazed door through to kitchen.

#### Accommodation On The First Floor

#### Landing

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



#### Bedroom One to Front

13' 3" x 11' 0" (max into bay) (4.04m x 3.35m) With double glazed bay window to front elevation, central heating radiator, ceiling light point, fitted wardrobes and high level storage.

#### Bedroom Two to Rear

6' 10" x 12' 3" (2.08m x 3.73m) With double glazed window to rear elevation, central heating radiator, ceiling light point, fitted wardrobes with high level storage



### Shower Room

6' 2" x 5' 8" (1.88m x 1.73m) Being fitted with a three piece white suite comprising of; shower enclosure with electric shower over, low flush WC and vanity wash hand basin with storage below, complementary tiling to walls, obscure double glazed window to rear, central heating radiator, timber effect flooring and ceiling light point.

### Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries with a variety of mature shrubs and bushes, gate giving access to right of way and concrete panelled garage.



### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would 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)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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