
melvyn
Danes
ESTATE AGENTS
Summerfield Road
Solihull
Asking Price £290,000

Description

Summerfield Road is situated for the excellent amenities of the area including Olton Railway Station which is approximately 1 mile away from the property, Jubilee Park, a very pleasant area of public open space, Hobs Moat shopping parade and regular local bus services and the A45 Coventry Road in Sheldon where there is further comprehensive shopping facilities.

The A45 gives access to both the city centre of Birmingham and junction 6 of the M42 motorway, the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station.

The property is currently let out but can be sold with vacant possession or with tenants in situ.

The property is approached via a good sized drive way that leads to the garage door and the front porch entrance allowing access into the accommodation which comprises of entrance porch, dining room with bay window, living room with access into the conservatory and further access form the conservatory into the rear garden. Off the hall is a third reception currently set up as the dining room that leads through to the extended kitchen. A fitted kitchen with a range of integrated appliances and access into the rear garden. Off the kitchen is access into the single garage.

To the first floor we have three bedrooms, two of which are great sized double complemented by a good sized single. Off the landing is the family bathroom as well as loft access.

To the rear we have a good sized garden mainly laid to lawn with panelled fencing mature boarders and a patio.













Accommodation

PORCH
8'11" x 2'2" (2.72m x 0.66m)

THROUGH LOUNGE
23'10" x 9'9" (7.26m x 2.97m)

CONSERVATORY
9'10" x 9'2" (3.00m x 2.79m)

DINING ROOM
9'8" x 5'5" (2.95m x 1.65m)

KITCHEN
14'4" x 6'10" (4.37m x 2.08m)

BEDROOM ONE
12'7" x 7'9" (3.84m x 2.36m)

BEDROOM TWO
10'11" x 8'6" (3.33m x 2.59m)

BEDROOM THREE
7'8" x 6'10" (2.34m x 2.08m)

BATHROOM
6'10" x 5'7" (2.08m x 1.70m)

REAR GARDEN

GARAGE
17'5" x 7'6" (5.31m x 2.29m)













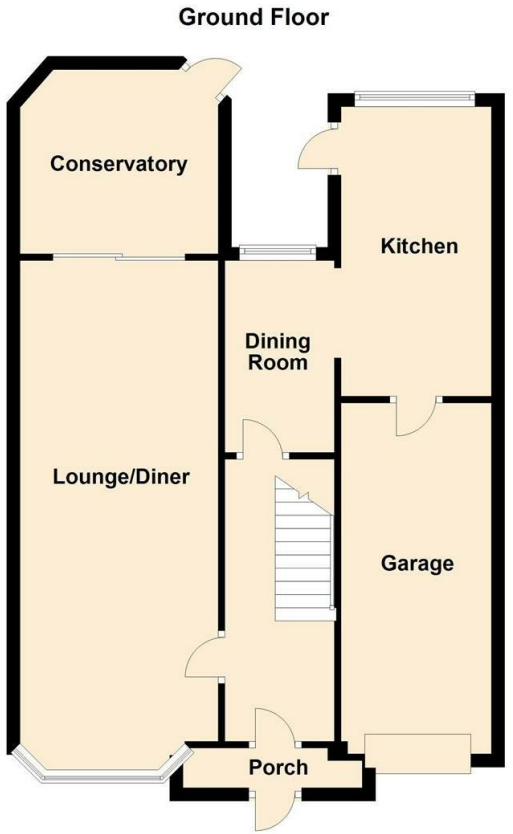
TENURE: We are advised that the property is Freehold

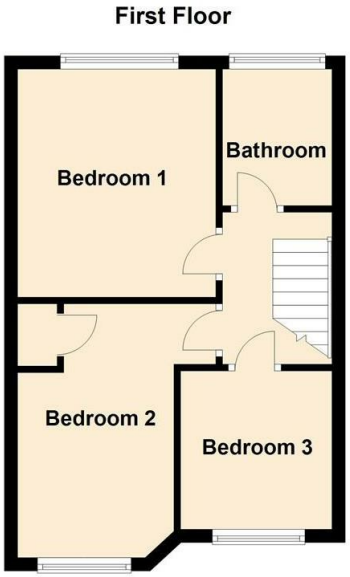
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

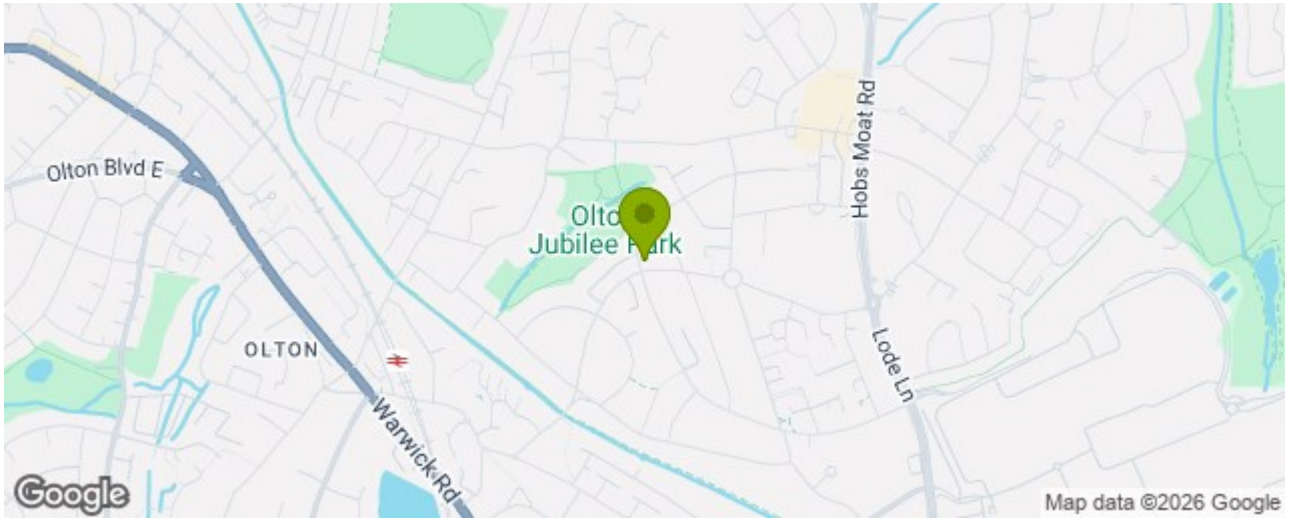
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 24/8/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

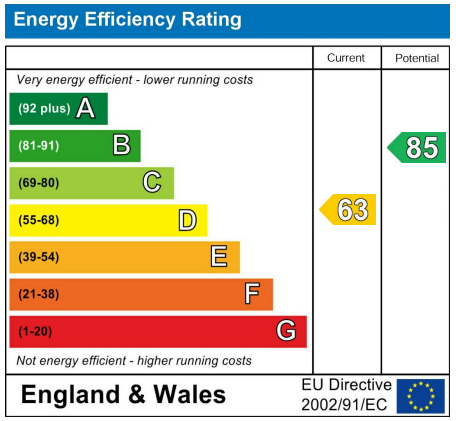
REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.







19 Summerfield Road Solihull Solihull B92 8QD
Council Tax Band: C



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.