



melvyn
Danes
ESTATE AGENTS

Summerfield Road

Solihull

Asking Price £325,000

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 is overlooked and 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 town centre of Solihull is some 3 miles distant and here one will find an excellent array of shopping facilities and business premises.

The property stands back from the road behind a smart block paved driveway allowing parking for numerous vehicles and leading to a front entrance door allowing access into the accommodation which comprises of entrance hall with cloaks storage and access into the large living room with French doors onto the conservatory which is a great sized with glass roof and French doors onto the garden. Fitted kitchen breakfast room with a range of integrated appliances and ample space for a large table and chairs and further access into the conservatory.

To the first floor we have three bedrooms two of which a good sized doubles and a further generous single. We also have access into the shower room and loft hatch via the landing.

To the rear there is a particularly generous garden with various outbuildings including a brick built gardeners toilet and workshop, insulated top quality shed with power and lighting currently set up as a hobby room and a greenhouse. The garden itself is a great size mainly laid to lawn with mature shrubs and borders. A large patio allows access into the brick built toilet and workshop and to the side gate access.



Accommodation

Entrance Hall

Living Room

18'9" x 9'10" (5.738 x 3.018)

Kitchen Breakfast Room

14'6" x 12'10" (4.420 x 3.925)

Conservatory

11'7" max x 16'9" (3.537 max x 5.127)

Bedroom One

11'8" x 9'11" (3.563 x 3.039)

Bedroom Two

12'11" x 10'3" (3.943 x 3.149)

Bedroom Three

6'11" x 9'11" (2.120 x 3.039)

Shower Room

8'0" x 5'7" (2.455 x 1.722)

Gardeners Toilet

Workshop

Shed/Hobbyroom

Private Rear Gardens

Off Road Parking



TENURE: We are advised that the property is Freehold.

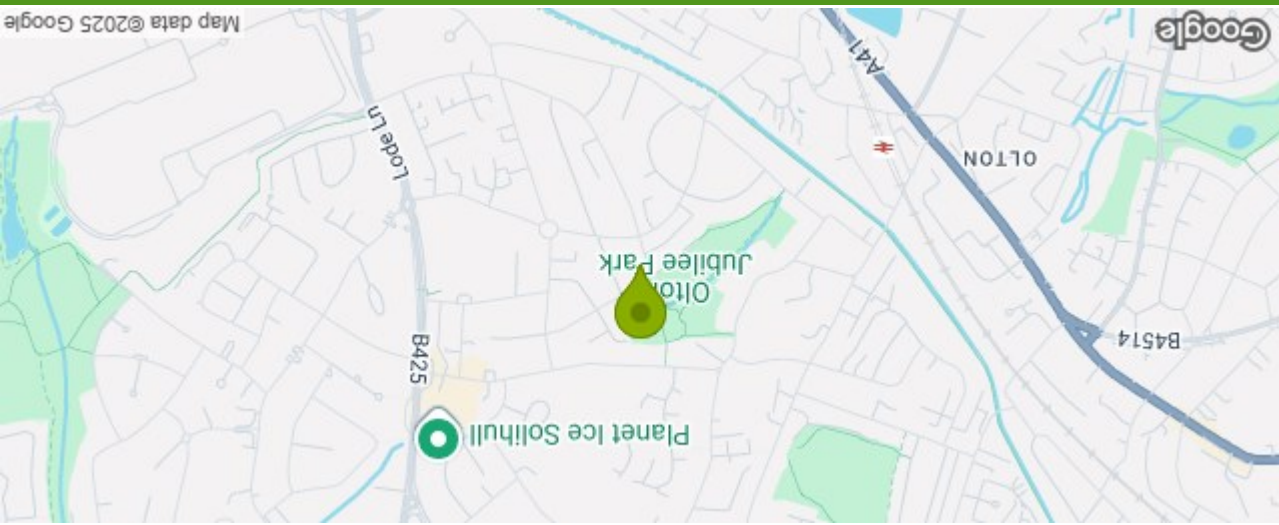
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 7/10/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 7/10/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below 0121 711 1712

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.

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 a purchase administration fee of £25 inclusive of VAT to cover these checks.



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

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(81-91)	
B	(69-80)	
C	(55-68)	
D	(39-54)	
E	(21-38)	
F	(1-20)	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Potential	Current	
	72	78

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.

