



Summerfield Road, Solihull

Offers Around £250,000

- SEMI DETACHED PROPERTY
- KITCHEN
- TWO DOUBLE BEDROOMS
- REAR GARDEN
- POTENTIAL TO EXTEND STPP
- LOUNGE / DINER
- GROUND FLOOR BATHROOM
- EN SUITE WC TO MASTER
- DRIVEWAY
- VIEWING HIGHLY RECOMMENDED

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 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 is set back behind driveway with fore garden and side access to the rear garden.

PORCH

Having UPVC door with ceiling light point and further door leading to the accommodation

LOUNGE / DINER

23'7" x 12'10" (max) (7.19m x 3.91m (max))



Having ceiling light point, central heating radiator and UPVC double glazed window to front

KITCHEN

11'9" x 7'6" (3.58m x 2.29m)



Fitted with a range of wall, drawer and base units with work surfaces over, sink unit with drainer and mixer tap, integrated

oven, induction hob, tiled splashbacks, space for fridge/freezer, space and plumbing for washing machine and UPVC window to rear

GROUND FLOOR SHOWER ROOM

7'9" x 5'5" (2.36m x 1.65m)



Having ceiling light point. double shower tray with screen, overhead rainfall style shower and further shower head, sink basin with vanity cupboard and mixer tap, low level WC, central heating radiator and UPVC window to rear

BEDROOM ONE

14'5" (max) x 9'9" (4.39m (max) x 2.97m)



Having ceiling light point, central heating radiator, door leading to WC and UPVC double glazed window to front

BEDROOM TWO
13'1" x 8'8" (3.99m x 2.64m)



Having ceiling light point, central heating radiator and UPVC double glazed window to rear

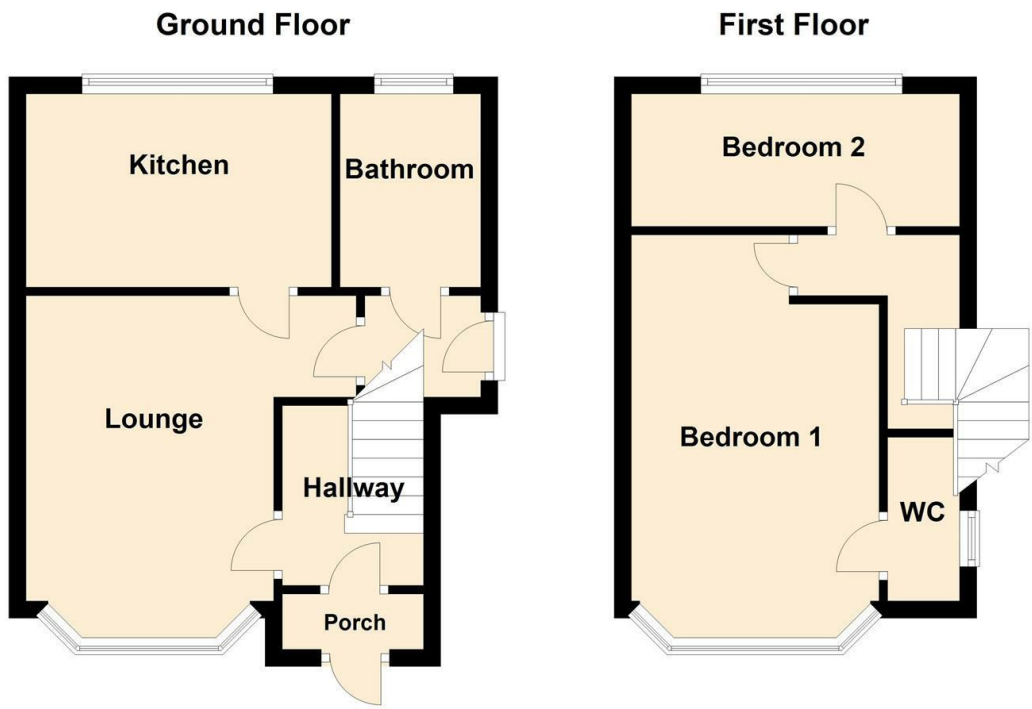
REAR GARDEN



Laid mainly to lawn, patio area, outdoor storage shed and fenced surround

FLOOR PLAN

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.



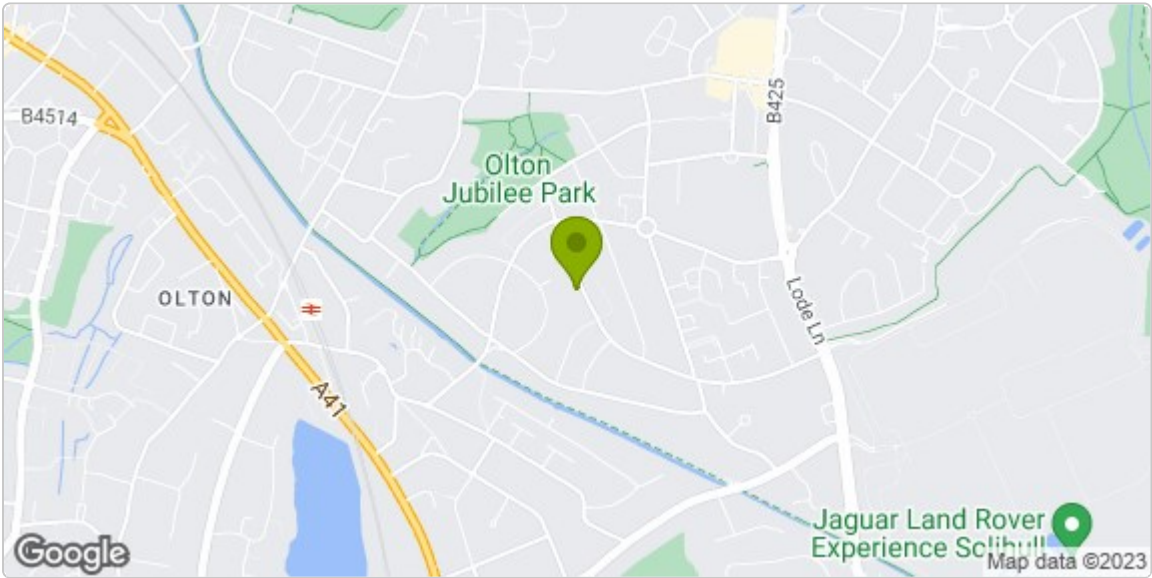
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
80 Summerfield Road Solihull
B92 8PZ

Council Tax Band:

