




34 Summerfield Road, Solihull, B92 8QB  part.delay.begin
£250,000

Overview

34 Summerfield Road is an extended, traditional, 2 bedroom, semi-detached residence being most conveniently situated in this highly popular residential area.

Tenure

We have been advised that the property is FREEHOLD, however you should check this with your legal advisor before exchanging contracts.

Local Authority

Solihull Borough Council - Tax Band B

Services

Mains gas, electricity, water, drainage and sewerage. According to OFCOM the maximum download/upload speeds are 1000 Mbps and 1000 Mbps respectively for this property.

Key Features

- Reception hall
- Lounge
- Extended re-fitted dining kitchen
- First floor landing
- 2 bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Rear garden
- Driveway parking

Vendor Comments

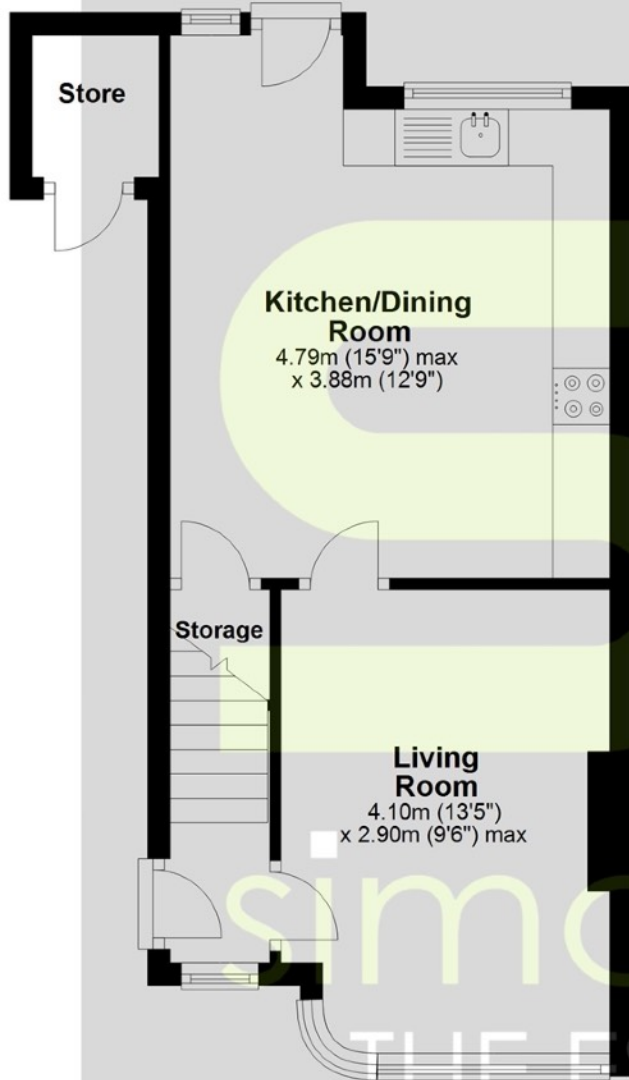
"I've enjoyed living here for 28 years, which makes this home very special. I remember the day I viewed the house like it was yesterday, and cannot believe where the years have gone. The generous kitchen diner overlooking the garden has been the most perfect escape space, and one of the reasons I've stayed here so long. The quiet kitchen space will be hard to replicate. The private and open landscaped southwesterly facing garden catches the sunshine most of the day, even during the winter months. On bright days during the summer months, you can spend tranquil days in the back garden not being overlooked or disturbed, with just the bird chatter as company. I shall really miss the peaceful road, lovely neighbourhood, and great neighbours. Most of whom have become true friends over the years. I've spent many years deliberating whether to move on, and can honestly say it will be a challenge to find another semi, which is not overlooked, and in such a quiet location. You can walk to the park in less than 5 minutes, and you can also get on the canal just around the corner. Walking to Olton train station takes 15 minutes and you can be at local shops in 10 minutes on foot. It really is in the most convenient location for driving too - you can be on the A45 or M42 in less than 10 minutes.

Moving home is such a huge decision, and this house is ready to welcome you when the time comes."



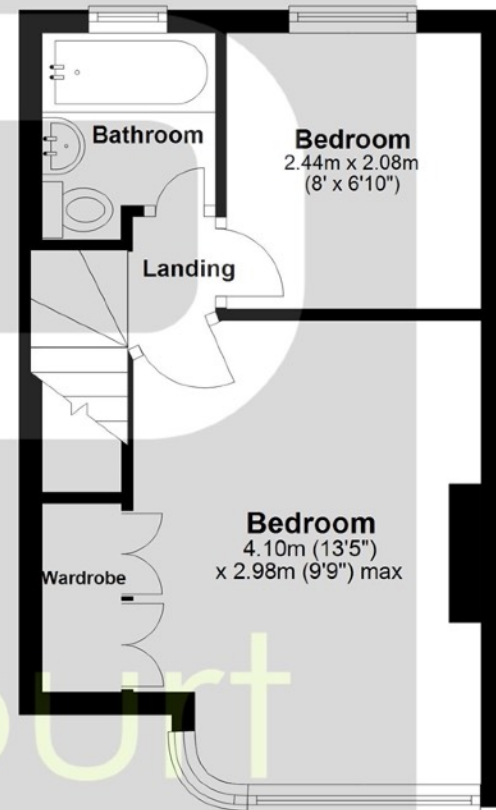
Ground Floor

Approx. 33.9 sq. metres (365.2 sq. feet)



First Floor

Approx. 24.7 sq. metres (265.5 sq. feet)



Total area: approx. 58.6 sq. metres (630.7 sq. feet)

34 Summerfield Road





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Viewing Arrangements

Simon Burt The Estate Agent

0121 705 4040



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.