

AP MORGAN



Summerfield Road, Solihull
Offers in excess of £325,000

Features:

- Three Bedroom Semi-Detached Home
- Potential to Extend STPP
- Great Condition Throughout
- Spacious Kitchen/Dining Room
- Bright & Welcoming Living Room
- Modern Family Bathroom
- Private Driveway
- Landscaped Rear Garden with Patio Area
- Close To Train Station, Amenities & Transport Links

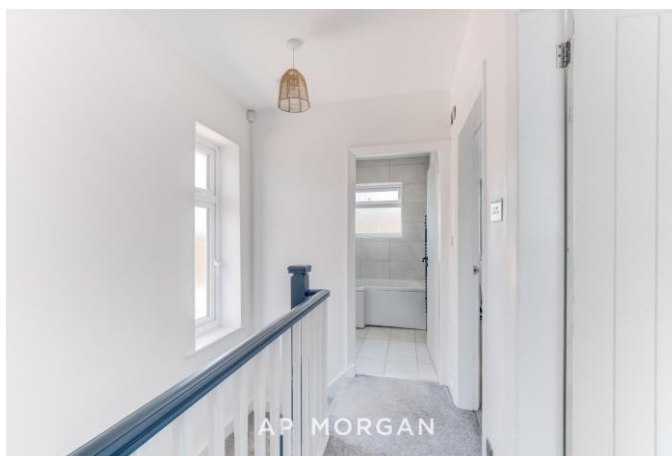
Description:

Situated in a popular and well-connected location, this beautifully presented three-bedroom semi-detached home offers stylish accommodation throughout and is ready for its next owners to move straight in. Boasting a spacious kitchen/dining room, a bright and welcoming living room, and well-proportioned bedrooms, this superb home is perfectly suited to first-time buyers, young families and those looking to upsize.

The property is approached via a private driveway leading to the entrance porch. Upon entering, a welcoming hallway provides access to a generous living room, ideal for relaxing and entertaining, while to the rear of the property is an impressive kitchen/dining room offering plenty of space for family meals and social gatherings, with direct access to the rear garden.

To the first floor, the landing leads to three well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation for the whole family.

Moving outside, the property enjoys a beautifully maintained and landscaped rear garden with a patio area, creating the perfect setting for outdoor dining, entertaining guests or simply unwinding during the warmer months. Conveniently located close to local shops, eateries and everyday amenities, the property also benefits from excellent transport links, including easy access to the nearby train station, making it ideal for commuters.



Details:

Porch

Hall

Living Room 11'3" x 11'3" (3.43m x 3.43m)

Kitchen/Dining Room 18'4" x 13'4" (5.6m x 4.06m) Both Max

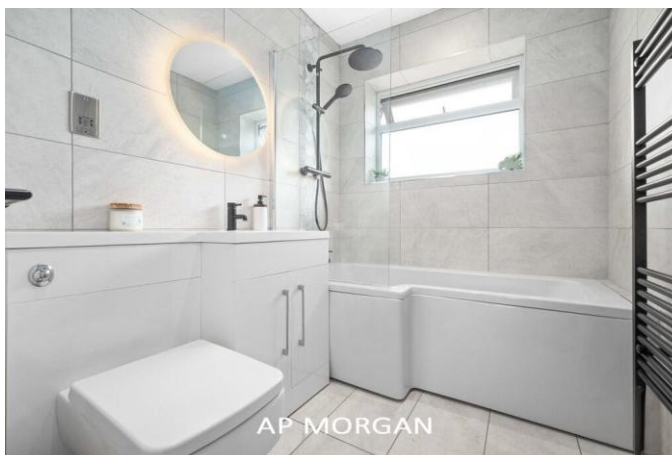
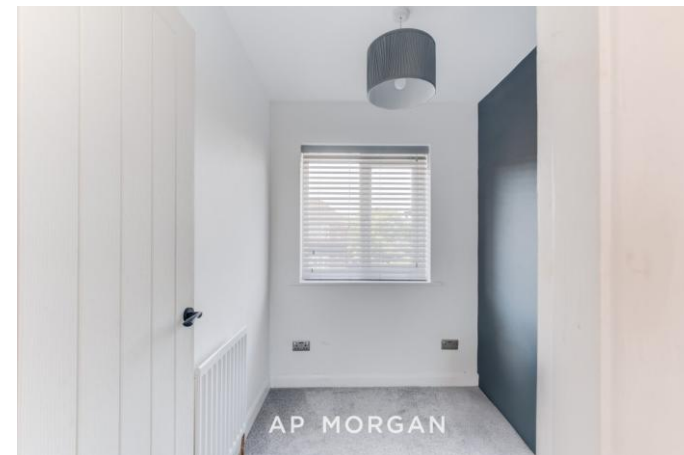
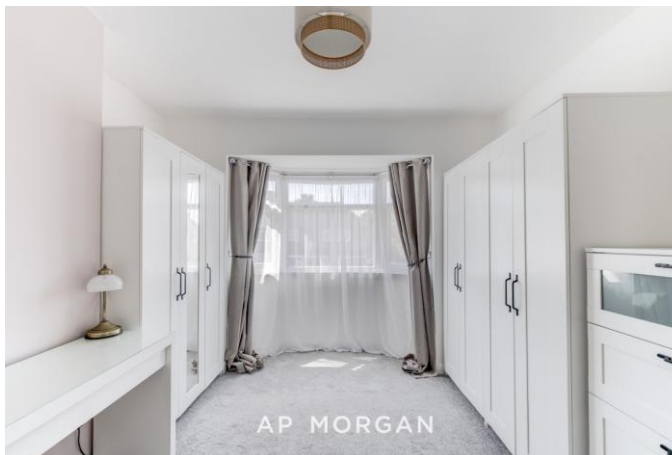
Landing

Bedroom 1 11'2" x 10'6" (3.4m x 3.2m)

Bedroom 2 10'6" x 10' (3.2m x 3.05m)

Bedroom 3 7'6" x 5'11" (2.29m x 1.8m)

Bathroom 6'10" x 5'7" (2.08m x 1.7m)



EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.

How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

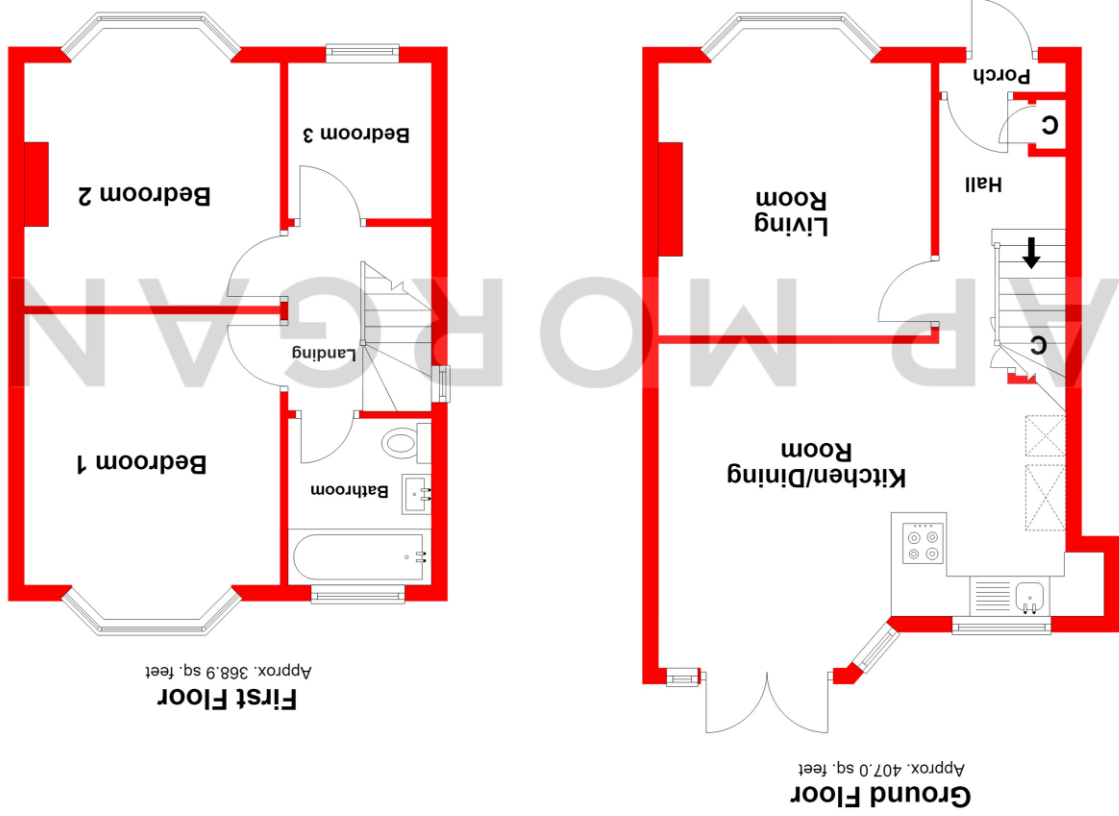
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 775.9 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using Planlup.

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