





welcome to

Summerfield Crescent, Birmingham

** THREE BEDROOM DETACHED RESIDENCE ** FITTED KITCHEN ** UTILITY ** TWO RECEPTION ROOMS ** CLOAKROOM/W.C ** LEAN TOO ** THREE GOOD SIZE BEDROOMS ** FAMILY BATHROOM ** REAR GARDEN ** CLOSE TO EDGBASTON RESERVOIR ** GREAT TRANSPORT LINKS ** NO ONWARD CHAIN **



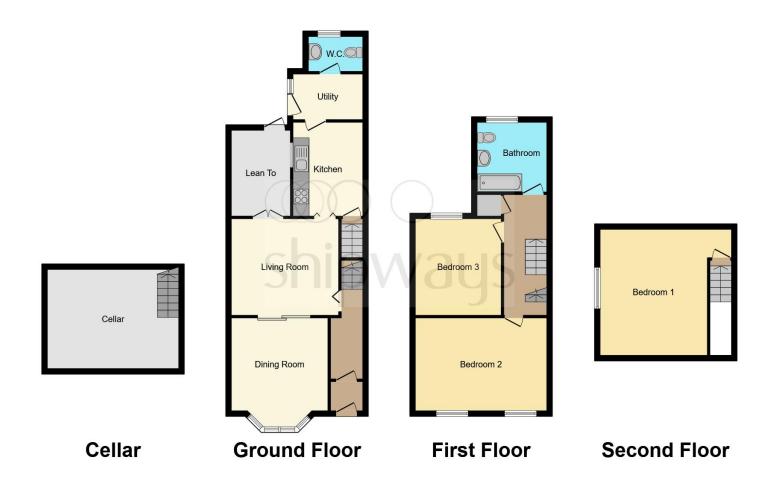












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Vestibule Entrance

Double glazed door to front.

Entrance Hall

Door to front. Central heating radiator.

Front Reception Room

11' 11" x 11' $4^{\text{"}}$ excluding bay (3.63m x 3.45m excluding bay)

Double glazed bay window to front, French doors to the rear reception room, central heating radiator, coving and ceiling rose.

Rear Reception Room

13' 2" x 12' 4" (4.01m x 3.76m)

French patio doors to garden room, coving to ceiling and central heating radiator.

Kitchen

11' 10" x 8' 5" (3.61m x 2.57m)

Fitted kitchen with a range of wall and base units with work surfaces over. Stainless steel sink and drainer. Gas hob and electric oven, cooker hood, space for free standing appliances. Tiling to splash prone areas, tiled floor and door to utility room and cellar.

Utility Room

8' 8" x 5' 11" (2.64m x 1.80m)

Double glazed window to side. Plumbing for washing machine. Tiled floor and door to rear garden.

Downstairs Wc

Double glazed window to rear. Central heating radiator and wall mounted boiler.

Garden Room

Door to garden

Landing

Access to two storage cupboards. Doors to two bedrooms and a bathroom. Stairs ascend from the first floor landing to the top floor bedroom.

Bedroom One

16' 6" x 11' 5" (5.03m x 3.48m)

Double glazed window to front and central heating radiator.

Bedroom Two

12' 4" x 10' 7" (3.76m x 3.23m)

Double glazed window to rear and central heating radiator.

Bathroom

Double glazed window to rear, w.c, wash hand basin with vanity unit. Bath with mixer taps and shower. Part tiled.

Bedroom Three

13' 11" x 13' 4" (4.24m x 4.06m) Double glazed window to side.

Front Garden

Small front garden.

Rear Garden

Patio area. Fenced borders. Cold water house tap and gated access to side.

Agent Note

The Council Tax Band is B.





welcome to

Summerfield Crescent, Birmingham

- Three bedroom detached residence
- Front and rear reception rooms
- Fitted kitchen
- Utility room & lean too
- Cloakroom/w.c

Tenure: Freehold EPC Rating: E

offers in the region of

£280,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HBN110011 - 0005

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