



**Taylors**



**WALL HEATH VILLAGE, Summerfield Avenue**  
**£320,000**

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The accommodation includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING (with approx. 2 year old Worcester Bosch combination boiler) and comprises: reception hall, large full depth lounge with dining area, (the lounge area includes a gas 'log burner' style fire), LARGE CONSERVATORY EXTENSION, fitted kitchen with built in appliances, THREE BEDROOMS and a luxury refitted family bathroom.

The LONG BLOCK PAVED DRIVEWAY provides ample off road parking for several vehicles and the VERY LARGE REAR GARDEN includes decking, extensive lawns, summerhouse and enjoys a 'sunny' aspect. The property is very well located in a desirable, a short distance from the Church of Ascension Primary School, village shops and countryside.

Tenure: Freehold. Construction: brick with a pitched tiled and flat roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band C . EPC C. KINGSWINFORD OFFICE.

### Reception Hall

Open Plan Lounge/ Diner - 8.05m x 3.28m (26'5" x 10'9")

Conservatory - 5.41m x 2.59m (17'9" x 8'6")

Kitchen - 2.54m x 2.11m (8'4" x 6'11")

### First Floor Landing

Bedroom 1 - 3.66m x 3.45m (12'0" x 11'4")

Bedroom 2 - 3.63m x 3.33m (11'11" x 10'11")

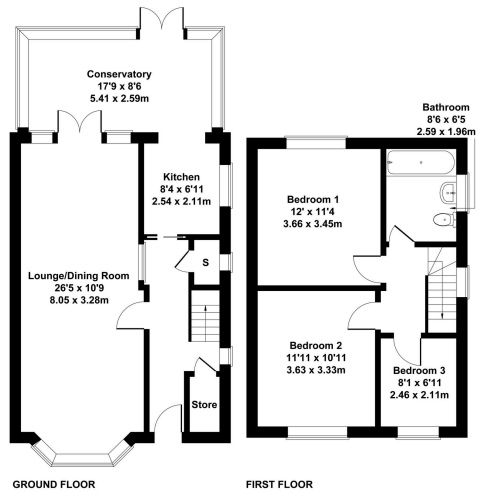
Bedroom 3 - 2.46m x 2.11m (8'1" x 6'11")

Refitted Bathroom - 2.59m x 1.96m (8'6" x 6'5")



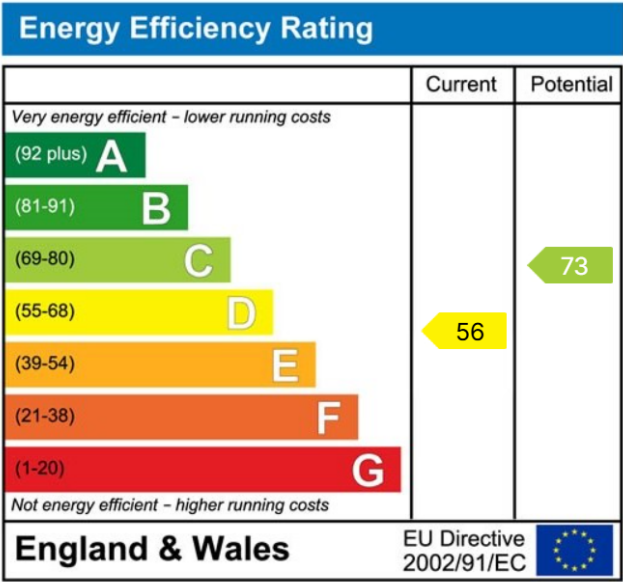


Summerfield Avenue, Wall Heath  
Approximate Gross Internal Area  
1114 sq ft - 103 sq m



Not to Scale. Produced by The Plan Portal 2025  
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- LARGE SEMI DETACHED FAMILY HOME
- CONSERVATORY
- FITTED KITCHEN WITH BUILT IN APPLIANCES
- LONG BLOCK PAVED DRIVEWAY
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- FULL DEPTH LOUNGE/ DINER
- REFITTED FAMILY BATHROOM
- VERY LARGE REAR GARDEN
- SHORT WALK TO SCHOOL & VILLAGE AMENITIES



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