



**LexAllan**  
**Grove** *Village*

*...doing things differently*

**22 Summerfield Road, DY9 9RG**

**Guide Price £760,000**



WITH NO UPWARD CHAIN! Located on the desirable Summerfield Road in picturesque Clent, this excellent five bedroom detached family home is perfect for families looking to be within easy reach of great local schooling and good commuter links to the motorway, whilst being able to participate in outdoor pursuits, including the ever popular National Trust Clent Hills. There are an array of amenities and restaurants on the doorstep in both Clent and Belbroughton, as well as a train station in the nearby Hagley village.

The property comprises a large living room with log burner and dining/ play room a good sized kitchen/ diner and a conservatory. Upstairs you will find four large double bedrooms, two of which have en-suites, a further fifth bedroom and the family bathroom. With a large private garden area perfect for barbeques, as well as an electric vehicle charging point, viewings are highly recommended to appreciate the deceptively large space and living facilities this property has to offer.

16/8/24 EJ V2 EPC=C













## Approach

Driveway with space for three vehicles leading to door into porch. Lawned front garden.

## Entrance Hall

With central heating radiator, doors leading to lounge and kitchen, stairs to first floor landing and storage cupboard underneath.

## Living Room 12'1" x 20'4" (3.7 x 6.2)

With double glazing window to front, central heating radiator and feature fireplace with log burner. Step up to dining area.

## Dining Area/ Playroom 17'4" max 14'1" min x 14'9" max 7'2" min (5.3 max 4.3 min x 4.5 max 2.2 min)

With double glazing window to side, central heating radiator and French doors into conservatory.

## Conservatory 13'1" x 12'5" (4.0 x 3.8)

Partial brick construction with double glazing windows surrounding, French doors out to patio, electric heater and tiling to floor.

## Kitchen 13'9" max 9'6" min x 21'7" max 11'5" min (4.2 max 2.9 min x 6.6 max 3.5 min)

With dual aspect double glazing windows to side and rear, central heating radiator and tiling to floor and splashback. Featuring a variety of fitted wall and base units with quartz work surface over, one and a half bowl sink with drainage, integrated dishwasher and undercounter fridge, and Rangemaster cooker. Space for American style fridge/ freezer. Door leading to cloakroom.

## Cloakroom

With door to side for access, cupboard housing boiler and door into w.c.

## W.C.

With double glazing window to rear, central heating radiator and tiling to floor, w.c. and hand wash basin.

## Utility 10'5" x 4'11" (3.2 x 1.5)

With space and plumbing for white goods and door leading to garage.

## First Floor Landing

Gallery style landing with doors to bedrooms and family bathroom.

## Bedroom One 15'5" x 14'9" (4.7 x 4.5)

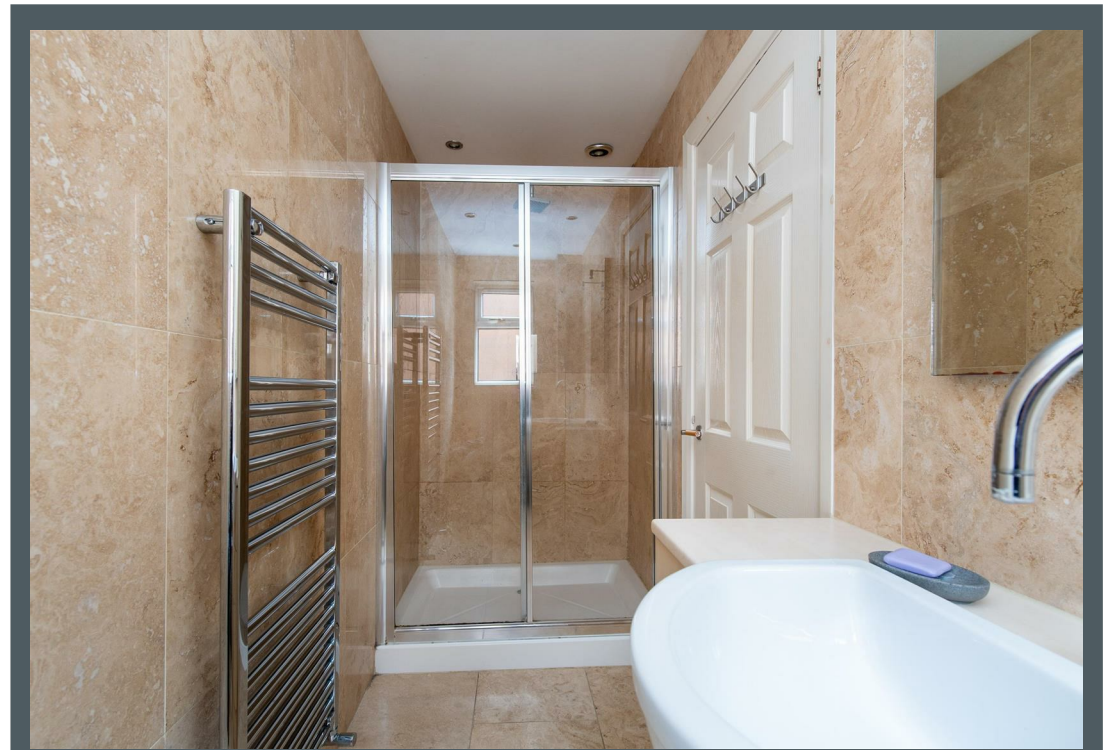
With double glazing window to front, central heating radiator and door to en-suite.

## En-suite 3'11" x 11'9" (1.2 x 3.6)

With obscured double glazing window to side, chrome heated towel rail and tiling to floor and walls. Low level w.c., vanity unit with storage and shower cubicle with drench head.

## Bedroom Two 12'1" x 13'5" (3.7 x 4.1)

With double glazing window to rear, central heating radiator, large storage cupboard and door to en-suite.













**En-suite 2'11" x 8'6" (0.9 x 2.6)**

With obscured double glazing window to side and tiling to floor and walls. Low level w.c., vanity unit with storage and shower cubicle.

**Bedroom Three 15'5" x 13'9" (4.7 x 4.2)**

With double glazing window to rear, central heating radiator and large storage cupboard.

**Bedroom Four 12'9" x 12'5" (3.9 x 3.8)**

With double glazing window to front, central heating radiator and storage cupboard.

**Bedroom Five 6'10" x 12'1" (2.1 x 3.7)**

With obscured double glazing window to side and central heating radiator.

**Family Bathroom 7'2" x 8'10" (2.2 x 2.7)**

With obscured double glazing window to side, chrome heated towel rail and tiling to floor and walls. Low level w.c., pedestal wash hand basin, feature free standing bath and rounded shower cubicle. Loft hatch for access to very large loft space, providing multiple opportunities.

**Garage 17'0" max x 10'5" max (5.2 max x 3.2 max)**

With electric up and over garage door, electricity and electric car charging point that is accessed exteriorly. Lighting points. Door through into utility.

**Garden**

With patio and large lawn area, shed for storage, greenhouse and established borders with fence panels fully enclosing the garden, ideal for pets. Access to front of property with gates on both sides.

**Tenure**

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

**Council Tax Band**

The council tax band is G.

**Money Laundering Regulations**

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

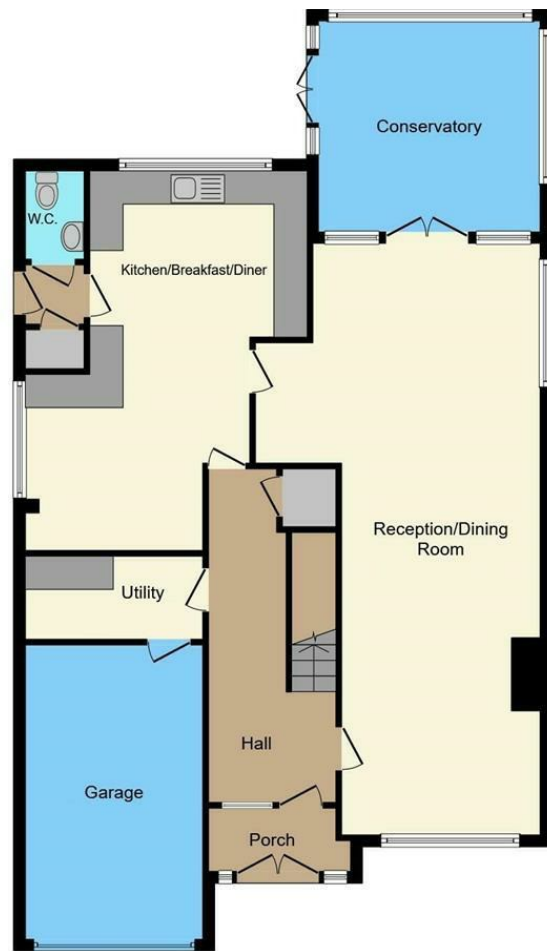
**Referral Fees**

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

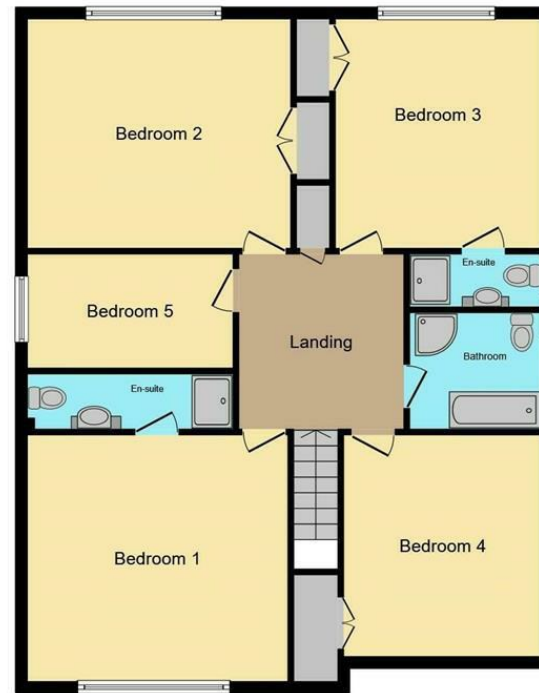
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00. This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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**VIEWING** View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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