



## Sommerfield Road, Birmingham

- Immaculately Presented Mid-Terraced Property
- Popular Residential Location
- Low Maintenance Rear Garden
- No Upward Chain
- Three Good Sized Bedrooms
- Open-Plan Kitchen Dining Room
- Excellent Links to Harborne and QE Medical Complex
- EPC Rating - C

**By Auction £150,000**



**Tenure: Freehold**

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# Sommerfield Road, Birmingham

## DESCRIPTION

\*FOR SALE VIA THE MODERN METHOD OF AUCTION \* GUIDE PRICE £150,00 \* BIDDING CLOSURES 17 JULY 3PM \* RESERVATION FEE APPLIES \*

An immaculately maintained three bedroom mid-terraced property situated in this quiet residential neighborhood in Bartley Green. The property provides three excellent sized bedrooms and provides an open-plan kitchen dining room alongside a well-kept low maintenance rear garden. Being Sold with No Upward Chain.

The property is accessible via a pedestrianised ramp and walkway with a flagstone patio courtyard to the front. With gas central heating and double glazing throughout, the property is ready for someone to make it their home. Internally the accommodation comprises a welcoming entrance hallway with a partly tiled downstairs WC. A spacious lounge occupies the front of the property and is perfectly complimented by an open-plan kitchen dining room stretching across the width of the property to the rear, providing ample space for dining table and chairs and provides access to the rear garden. The kitchen area includes wall and base level units with complimentary work surfaces and tiled splashback, with space for all kitchen appliances.

The upstairs accommodation provides three very good sized bedrooms, complimented with a modern partly tiled shower-room with walk-in cubicle and WC, with an airing cupboard housing the central heating boiler.

The back of the property provides a tiered low maintenance rear garden with a combination of artificial lawn and decking areas with steps leading down to a secondary patio.

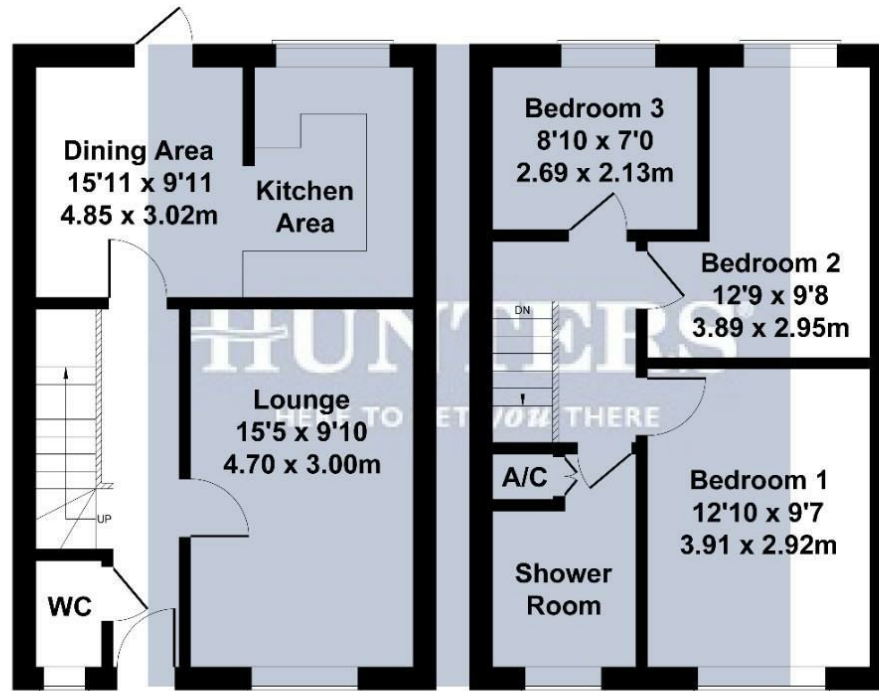
The property is positioned right in the heart of this popular residential neighborhood in Bartley Green with readily accessible transport links very close by. The property additionally boasts nearby local amenities and supermarkets, along with fantastic access and local transport links to Queen Elizabeth Medical Complex, Harborne High Street and Birmingham City Centre.

To view the auction site, go to [Hunters.com/Auctions](https://www.hunters.com/auctions)



# Sommerfield Rd

Approximate Gross Internal Area 78 sq m - 840 sq ft



**GROUND FLOOR**

**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

## Viewing

Please contact our Hunters Harborne Lettings Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

110 Station Road, Harborne, Birmingham, B17 9LS

Tel: 0121 647 4233 Email:

harborne@hunters.com <https://www.hunters.com>



Council Tax: B

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>86</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>73</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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