



81 Summerfield Road, Solihull, B92 8PZ

Offers in excess of £210,000

This semi detached property in need of modernisation briefly comprises porch, hallway, lounge/diner, kitchen, downstairs bathroom and two bedrooms. There is an enclosed rear garden and a driveway to the front. This property benefits from double glazing and central heating both where specified and also offers NO CHAIN !!!

Approach

Via a paved driveway



Porch

Double glazed door to front and double glazed windows to side.

Hallway

Stairs to first floor accommodation, radiator and ceiling light point.

Lounge Diner

23'4 max x 9'6 max / 7'9 min (7.11m max x 2.90m max / 2.36m min)

Double glazed bay window to front, under stairs storage cupboard, two radiators and two ceiling light points.



Kitchen

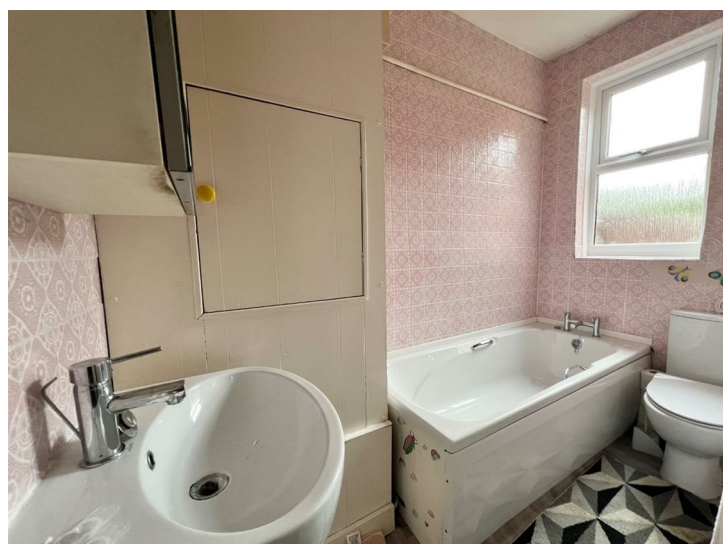
7'9 x 11'8 (2.36m x 3.56m)

Double glazed window to front, double glazed door to garden, sink unit with mixer tap and drainer, wall mounted central heating boiler and ceiling light point.



Downstairs Bathroom

Double glazed obscured window to rear, panelled bath with shower over, pedestal hand wash basin, low level w/c, storage cupboard, radiator and ceiling light point.



Landing

Double glazed window to side, loft access and ceiling light point.

Bedroom One

11'4 max into bay x 11'8 (3.45m max into bay x 3.56m)

Double glazed bay window to front, built in wardrobes and ceiling light point.



Bedroom Two

12'9 x 8'5 max / 6'5 min (3.89m x 2.57m max / 1.96m min)

Two double glazed windows to rearm built in wardrobes and two ceiling light points.



Rear Garden

Gated access to rear, mainly laid to lawn and enclosed to neighbouring boundaries.



Garage

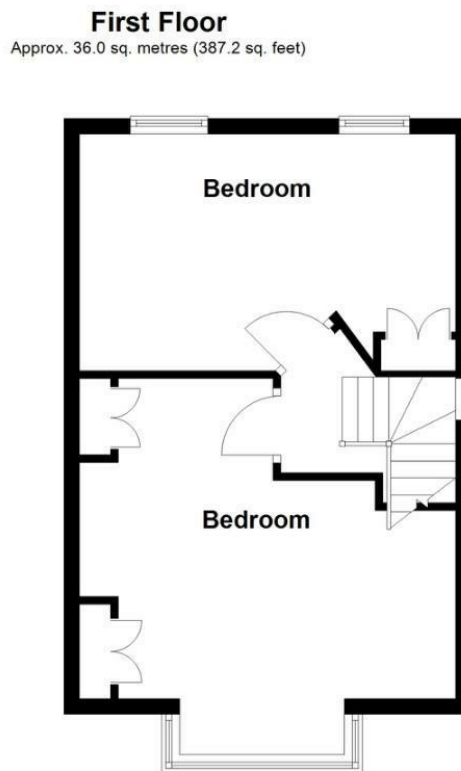
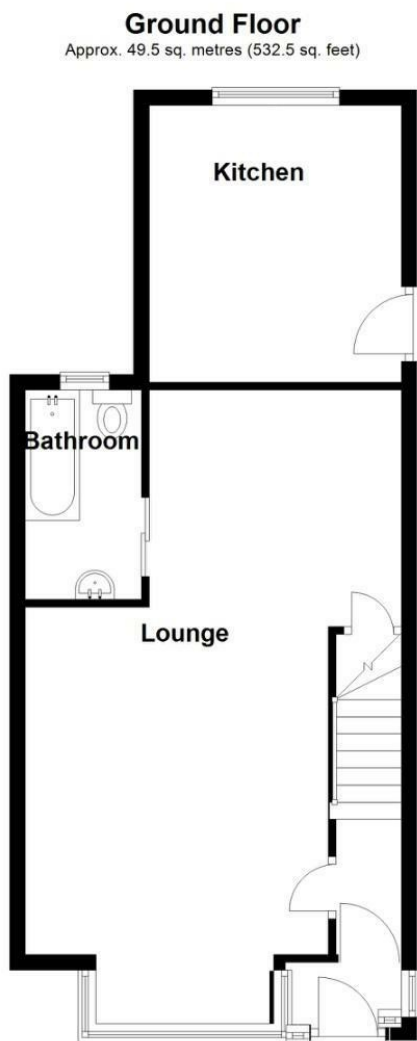
To rear of property.

Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - C
EPC Rating - TBC



Total area: approx. 85.4 sq. metres (919.8 sq. feet)



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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