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115 Summerfields Avenue
Halesowen,
West Midlands
B62 9NS

Asking Price £325,000

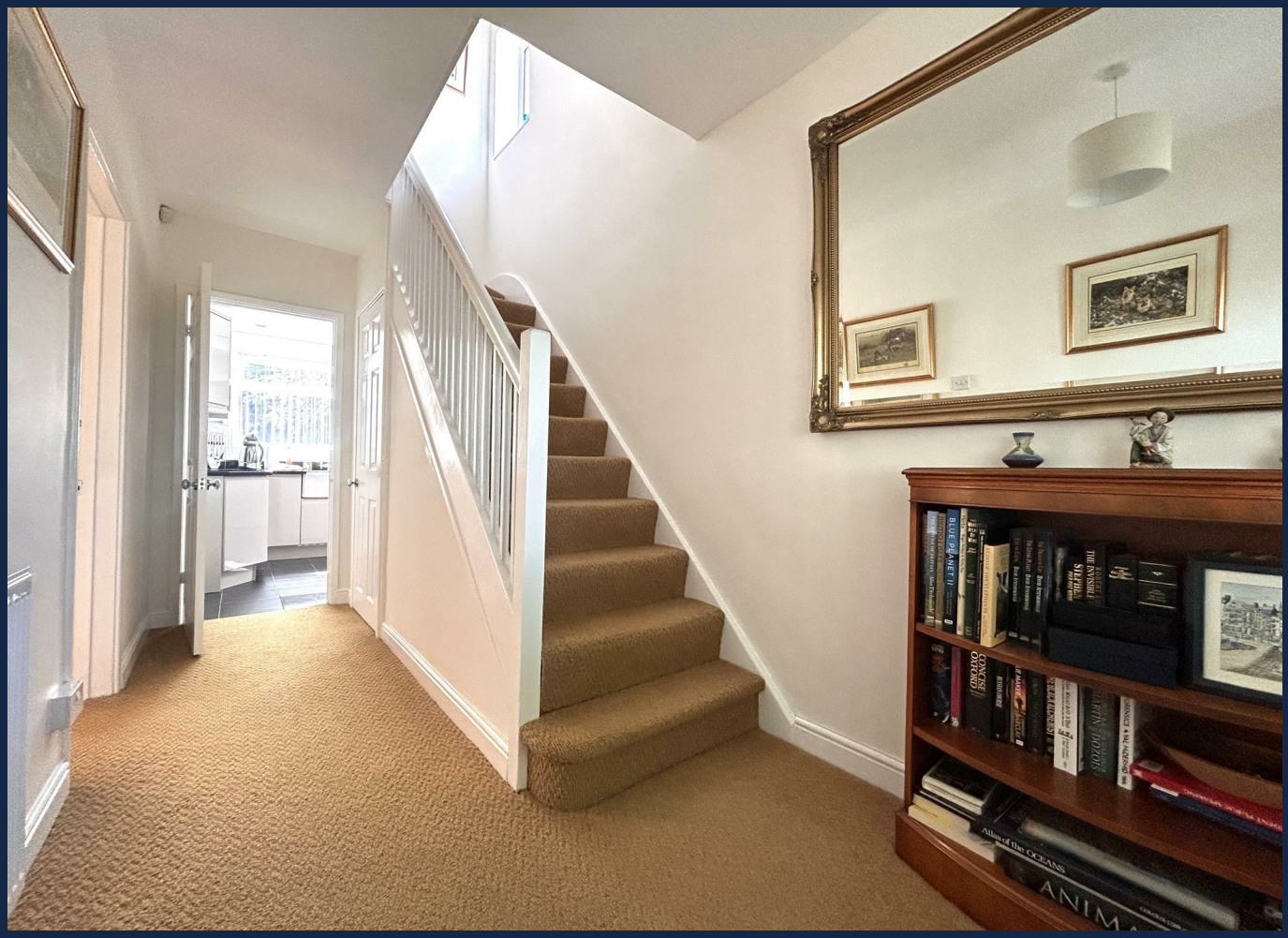


115 Summerfields Avenue is a well presented family home situated in a sought after residential location in Halesowen and available with no upward chain. Offering generous living accommodation throughout, the property briefly comprises off road parking to the front, a welcoming entrance hall, spacious reception room, fitted kitchen opening into dining room, useful utility area and a convenient downstairs w.c.

The property also benefits from solar panels, helping to improve energy efficiency and will be providing an income until July 2037. A new roof was also fitted in September 2024.

Upstairs, the property provides comfortable bedroom accommodation and family bathroom facilities, while to the rear is a private garden that enjoys a pleasant, non-overlooked aspect ideal for relaxing or entertaining.

This attractive home is perfectly suited to families and buyers seeking spacious accommodation in a convenient location close to local amenities, schools and transport links. JE V2 3/08/2026 EPC=B


BLUE PLANET II
Atlas of the OCEANS















Approach
Via tarmacadam driveway, stone chipping plant beds with mature shrubs, step leading to double opening porch doors.

Entrance porch
Double glazed door with matching side panels leading into entrance hall.

Entrance hall
Central heating radiator, stairs to first floor accommodation, doors to reception room, kitchen and under stairs storage cupboard.

Reception room 25'11" max into bay 24'3" min x 11'1" max 8'10" mi (7.9 max into bay 7.4 min x 3.4 max 2.7 min)
Double glazed bay window to front, coving to ceiling. two central heating radiators, feature fire surround and hearth, double glazed patio door to rear, t.v. point.

Kitchen 15'1" x 8'10" (4.6 x 2.7)
Central heating radiator, tiled flooring, spotlights to ceiling and skylight, double glazed window to rear, range of matching gloss wall and base units with complementary work surface over, Belfast sink with mixer tap and drainer, four ring hob with splashbacks and extractor fan over, integrated grill, oven, built in dishwasher, opening into dining room.












14"













Dining room 16'4" x 6'10" (5.0 x 2.1)
Spotlights to ceiling, double glazed window to front, door into utility.

Utility 9'6" max 3'11" min x 6'6" (2.9 max 1.2 min x 2.0)
Double glazed obscured door to side, double glazed window to rear, central heating boiler, base unit, plumbing for washing machine and space for dryer, door to downstairs w.c.

Downstairs w.c.
Central heating radiator, wash hand basin with tiled splashbacks, low level flush w.c.

First floor landing
Double glazed obscured window to side, access to loft.

Bedroom one 11'9" x 11'1" including fitted wardrobes (3.6 x 3.4 including fitted wardrobes)
Double glazed window to rear, central heating radiator and fitted wardrobes.

Bedroom two 11'9" x 9'10" max 8'6" min (3.6 x 3.0 max 2.6 min)
Double glazed window to front, central heating radiator.

Bedroom three 8'10" x 7'10" (2.7 x 2.4)
Double glazed window to front, central heating radiator.
AGENTS NOTE: Clients must be aware of the limited floor space in this room due to the stair bulk head.

Bathroom
Tiled walls and floor, central heating radiator, double glazed obscured window to rear, low level flush w.c., pedestal wash hand basin with mixer tap, panelled bath and shower cubicle.

Rear garden
Block paved patio area, steps to further patio area, lawn, plant bed borders with mature shrubs, to the rear is a shed and with fence panel boundaries.





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 Banding
Tax Band is C

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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

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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.

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