



**Summerfield Crescent, Birmingham B16 0EL**

**welcome to**

## **Summerfield Crescent, Birmingham**

\*\*\* THREE - BEDROOM DETACHED RESIDENCE \*\*\* FITTED KITCHEN \*\*\* UTILITY \*\*\* TWO RECEPTION ROOMS \*\*\* DOWNSTAIRS W/C \*\*\* LEAN TOO  
\*\*\* FAMILY BATHROOM \*\*\* REAR GARDEN \*\*\* CLOSE TO EDGBASTON RESERVOIR \*\*\* GREAT TRANSPORT LINKS \*\*\* NO ONWARD CHAIN \*\*\*

### **Vestibule Entrance**

Double glazed door to front.

### **Entrance Hall**

Door to front. Central heating radiator.

### **Front Reception Room**

11' 11" x 11' 4" excluding bay ( 3.63m x 3.45m excluding bay )  
Double glazed bay window to front, French doors to the rear reception room, central heating radiator, coving and ceiling rose.

### **Rear Reception Room**

13' 2" x 12' 4" ( 4.01m x 3.76m )  
French patio doors to garden room, coving to ceiling and central heating radiator.

### **Kitchen**

11' 10" x 8' 5" ( 3.61m x 2.57m )  
Fitted kitchen with a range of wall and base units with work surfaces over. Stainless steel sink and drainer. Gas hob and electric oven, cooker hood, space for free standing appliances. Tiling to splash prone areas, tiled floor and door to utility room and cellar.

### **Utility Room**

8' 8" x 5' 11" ( 2.64m x 1.80m )  
Double glazed window to side. Plumbing for washing machine. Tiled floor and door to rear garden.

### **Downstairs W/C**

Double glazed window to rear. Central heating radiator and wall mounted boiler.

### **Garden Room**

Door to garden

### **Landing**

Access to two storage cupboards. Doors to two bedrooms and a bathroom. Stairs ascend from the first-floor landing to the top floor bedroom.

### **Bedroom One**

16' 6" x 11' 5" ( 5.03m x 3.48m )  
Double glazed window to front and central heating radiator.

### **Bedroom Two**

12' 4" x 10' 7" ( 3.76m x 3.23m )  
Double glazed window to rear and central heating radiator.

### **Bathroom**

Double glazed window to rear, w.c, wash hand basin with vanity unit. Bath with mixer taps and shower. Part tiled.

### **Bedroom Three**

13' 11" x 13' 4" ( 4.24m x 4.06m )  
Double glazed window to side.

### **Front Garden**

Small front garden.

### **Rear Garden**

Patio area. Fenced borders. Cold water house tap and gated access to side.

### **Agent Note**

The Council Tax Band is B.





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## Summerfield Crescent, Birmingham

- Three-bedroom detached residence.
- Front and rear reception rooms.
- Fitted kitchen.
- Utility room & lean too.
- Downstairs w/c.

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

offers over  
**£250,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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