



£190,000

**Silvermere Road, Sheldon,
Birmingham, B26 3XA**

- No Upward Chain
- Non - Standard Construction - Wimpey No Fines
- Well Presented Terrace Home
- Hallway
- Through Lounge
- Kitchen
- Two Double Bedrooms
- Shower Room
- Driveway for Several Cars
- Rear Garden

EPC Rating

Current:

Potential:

Council tax band

Band = A

**** BEAUTIFULLY PRESENTED MID TERRACE HOME ** TWO GENEROUS BEDROOMS ** DRIVEWAY FOR MULTIPLE CARS ** NO UPWARD CHAIN! ** NON STANDARD CONSTRUCTION**

This BEAUTIFULLY PRESENTED, SPACIOUS TERRACE HOUSE IS AN IDEAL FIRST TIME BUYER/INVESTOR PROPERTY

The property has been updated to a high standard and ready to move into- but dont take my word for it! CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING...DON'T DELAY!!

Accessed via a DRIVEWAY providing parking for several vehicles, the property comprises: entrance hallway , lounge/dining room, KITCHEN , side passage leading to UTILITY / STORAGE ROOM, mature rear garden to the ground floor with TWO GENEROUS BEDROOMS and SHOWER ROOM on the first floor. The property benefits from central heating and double glazing where specified. Close proximity of Mapledene School and Sheldon Country Park

Energy Performance Certificate :
Awaiting

Approach

Access is gained via driveway for multiple cars and leading to :

Hallway

Central heating radiator, stairs to the first floor and doors to:

Through Lounge

10'11 / 9'5 x 22'8 (3.33m / 2.87m x 6.91m)

Double window to front and rear, central heating radiator and feature fire place

Kitchen

10'4 x 7'7 (3.15m x 2.31m)

Double glazed window to rear, door to side. Fitted with a range of matching wall base and drawer units with works surface over incorporating stainless steel sink and drainer with mixer tap over.

Side Passage/Utility

Access to garden and the front of the property, storage area with plumbing for washing machine.

FIRST FLOOR

Landing

Loft access and doors off:

Bedroom One

17'9 x 10'5 (5.41m x 3.18m)

Two double glazed windows to front and central heating radiator.

Bedroom Two

11'6 x 12'1 (3.51m x 3.68m)

Double window to rear and central heating radiator.

Shower Room

7'5 x 5'4 (2.26m x 1.63m)

Double glazed window to rear, shower cubicle, low level w.c, wash hand basin.

OUTSIDE

Rear Garden

Being enclosed with patio area, lawned area and mature shrubs

ADDITIONAL INFORMATION

The property is a non standard construction - Wimpey No-Fines refers to the "non-standard" construction of Post-War Britain by George Wimpey - PLEASE CHECK WITH YOUR MORTGAGE LENDER AS NOT ALL MORTGAGE PROVIDERS WILL LEND ON THIS PROPERTY.



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



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