



## Offers In The Region Of £310,000

### Silvermere Park Way, Birmingham, B26 3GA

- FABULOUS THREE STORY MODERN SEMI DETACHED FAMILY RESIDENCE
- Four Bedroom
- Lounge
- Kitchen Diner with Some Built in Appliances
- Great Size Conservatory
- Master Bedroom with Fitted Wardrobes and En Suite
- Family Bathroom & Guest W.C
- Garage & Driveway
- Rear Garden
- Close to Local Schools, Shops and Transport Links

## EPC Rating

Current: C  
Potential: B

## Council tax band

Band = D

\* FABULOUS THREE STORY MODERN SEMI DETACHED FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER LOCATION IN SHELDON \*\* FOUR BEDROOMS \*\* GARAGE \*\*

YOUR DREAM HOME HAS JUST BECOME AVAILABLE TO THE MARKET!

This MODERN SEMI DETACHED HOUSE is AN IDEAL FAMILY HOME, with lots to offer but don't take my word for it... CALL OUR YARDLEY OFFICE TO ARRANGE YOUR VIEWING ON 0121-783-3422 NOW!!!

The property is situated on Silvermere Parkway, Sheldon Accessed via a pathway with small garden area leading to a double glazed entrance door, the property comprises of: Entrance hallway GUEST W.C, LOUNGE, KITCHEN/DINER WITH APPLIANCES INCLUDED, GREAT SIZE CONSERVATORY and rear garden all on the ground floor. First floor comprises of TWO DOUBLE BEDROOMS, SINGLE BEDROOM AND FAMILY BATHROOM. Second floor comprises of MASTER BEDROOM WITH FITTED WARDROBES AND EN-SUITE.

The property also benefits from central heating and double glazed (both where specified) GARAGE AND DRIVEWAY.

The property benefits from central heating and double glazing (where specified)

Energy Rating C

### Approach

Access is gained via pathway leading to front door:

### Hallway

Stairs to the first floor, central heating radiator and doors off:

### Guest W.C

Double glazed frosted window to front, central heating radiator, low level w.c wash hand basin.

### Lounge

**14'2" x 11'10" (4.32m x 3.61m)**

Double glazed window to front, central heating radiator and door to:

### Kitchen Diner

**15'3" x 8'8" (4.65m x 2.64m)**

Double glazed window to rear, double glazed patio door to rear. Fitted with a range of matching wall base and drawer units with worksurface over, incorporating sink and drainer with mixer tap, oven hob and extractor.



Conservatory

13'8" x 12'4" (4.17m x 3.76m)

Double glazed windows to side and rear, double glazed double doors to side and central heating radiator

FIRST FLOOR

Landing

Double glazed window to front, storage cupboard, central heating radiator and stairs to second floor.

Bedroom

9'5" x 8'9" (2.87m x 2.67m)

Double glazed window to front and central heating radiator

Bedroom

7'7" x 5'9" (2.31m x 1.75m)

Double glazed window to rear and central heating radiator

Bedroom

9'0" x 7'6" (2.74m x 2.29m)

Double glazed window to rear and central heating radiator.

Family Bathroom

Suite comprising low level w.c, pedestal wash hand basin, panelled bath. and heated towel rail

SECOND FLOOR

Master Bedroom

14'5" x 9'1" (4.39m x 2.77m)

Double glazed windows to front and rear, central heating radiator, fitted wardrobes, storage cupboard and door to:

En Suite Shower Room

6'2" x 5'11" (1.88m x 1.80m)

Double glazed frosted window to rear, suite comprising low level w.c, pedestal wash hand basin and heated towel rail

OUTSIDE

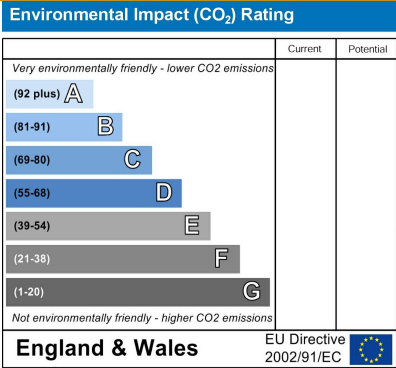
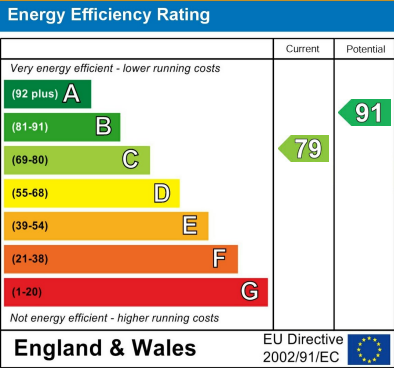
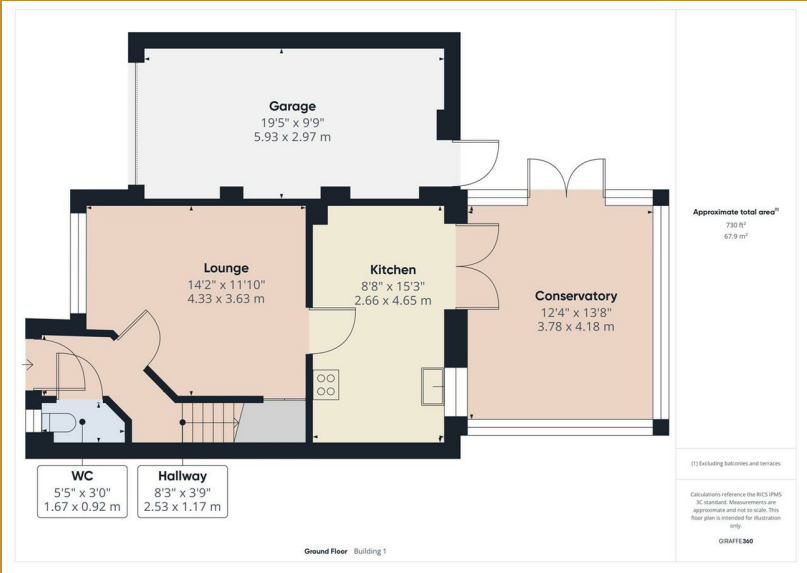
Rear Garden

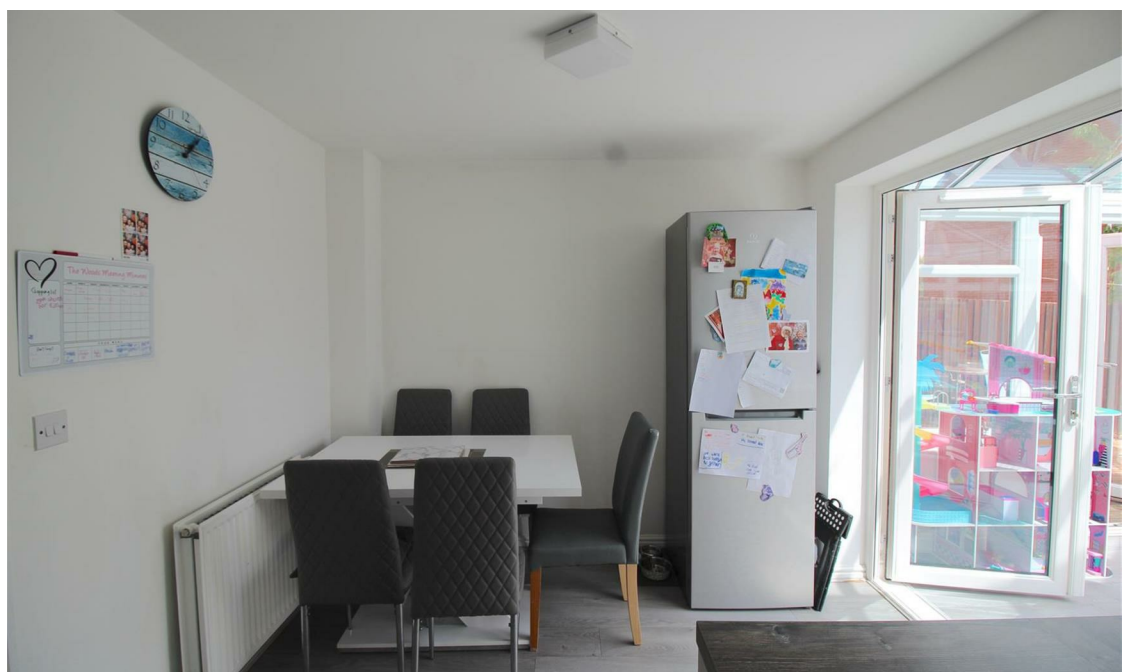
Enclosed garden with decking area, patio area and lawned area and access to garage

Garage

19'5" x 9'9" (5.92m x 2.97m)

Up and over door to front, door to garden and loft storage.





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