



Silvermere Park Way, Sheldon

Offers Over £295,000

- MODERN SEMI DETACHED HOUSE
- LOUNGE
- FOUR BEDROOMS
- EN SUITE SHOWER ROOM
- SIDE GARAGE & DRIVEWAY
- ENTRANCE HALL & GUEST WC
- KITCHEN/DINER
- BATHROOM
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN

A well presented semi detached house on a modern estate in B26. This lovely property is the perfect family home and was built just 10 years ago. In a great location near to shops, schools, transport links and Sheldon Country Park. Comprising entrance hall, guest WC, lounge and kitchen/diner to the ground floor. On the upper floors there are four bedrooms, the bathroom and an en suite shower room to the master bedroom. Further benefiting from central heating, double glazing, driveway, side garage and rear garden.

FRONT

Off road parking via a tarmac driveway and access to the side garage. The front of the property is paved with slate chippings, shrubs and access to a composite opaque double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, radiator, laminate flooring, power and light points and doors to:-

GUEST WC

Fitted with a low level flush WC and a guest sink. Opaque double glazed window to the front, radiator, laminate flooring and ceiling light point

LOUNGE

12'1 max x 14'2 max (3.68m max x 4.32m max)



Double glazed window to the front, radiator, laminate flooring, power and light points and door to:-

KITCHEN/DINER 15'3 x 8'9 (4.65m x 2.67m)



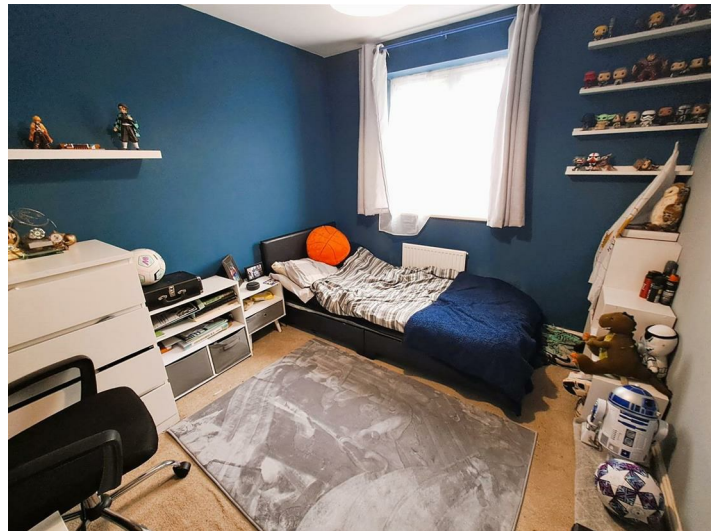
The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl stainless steel sink/drainers with mixer tap and laminate splash backs. Fitted double electric oven/grill with an inset gas hob and extractor hood over and space and plumbing for other appliances. UPVC double glazed French doors onto the garden, double glazed window to the rear, radiator, laminate flooring, power and light points

FIRST FLOOR LANDING

Double glazed window to the front, radiator, storage cupboard, stairs to the second floor, power and light points and doors to:-

BEDROOM TWO

8'9 x 9'6 (2.67m x 2.90m)



Double glazed window to the front, radiator, power and light points

BEDROOM THREE

9'1 x 7'7 (2.77m x 2.31m)

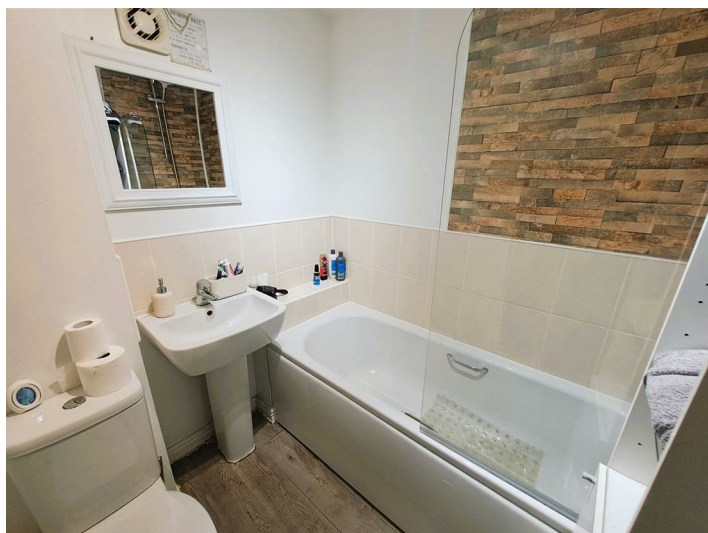
Double glazed window to the rear, radiator, power and light points

BEDROOM FOUR

5'11 x 7'7 (1.80m x 2.31m)

Double glazed window to the rear, radiator, power and light points

BATHROOM
5'10 max x 6'1 max (1.78m max x 1.85m max)

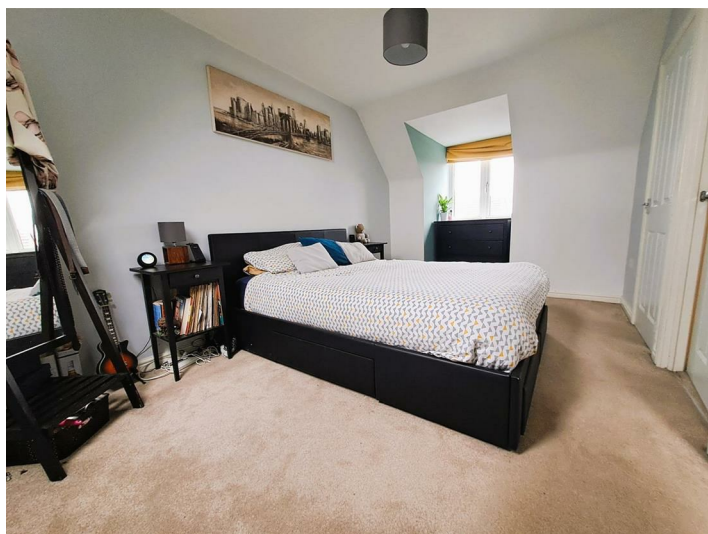


Fitted with a paneled bath with a shower attachment and shower screen, pedestal sink and a low level flush WC. Tiling and aqua paneling to splash prone areas, heated towel rail, extractor fan and ceiling light point

SECOND FLOOR LANDING

Velux window to the front, power and light points and door to:-

MASTER BEDROOM
9'1 x 18'2 max (2.77m x 5.54m max)



Double glazed window to the front, Velux window to the rear, storage cupboard, loft access, power and light points and door to:-

EN SUITE SHOWER ROOM
5'11 x 6'2 (1.80m x 1.88m)

Fitted with a shower cubicle with a bar shower, pedestal sink and a low level flush WC. Tiling to splash prone areas, Velux window to the rear, radiator, extractor fan and ceiling light point

SIDE GARAGE
9'8 x 19'3 (2.95m x 5.87m)

With a metal up and over door onto the driveway, a composite opaque double glazed door to the garden, power and light points

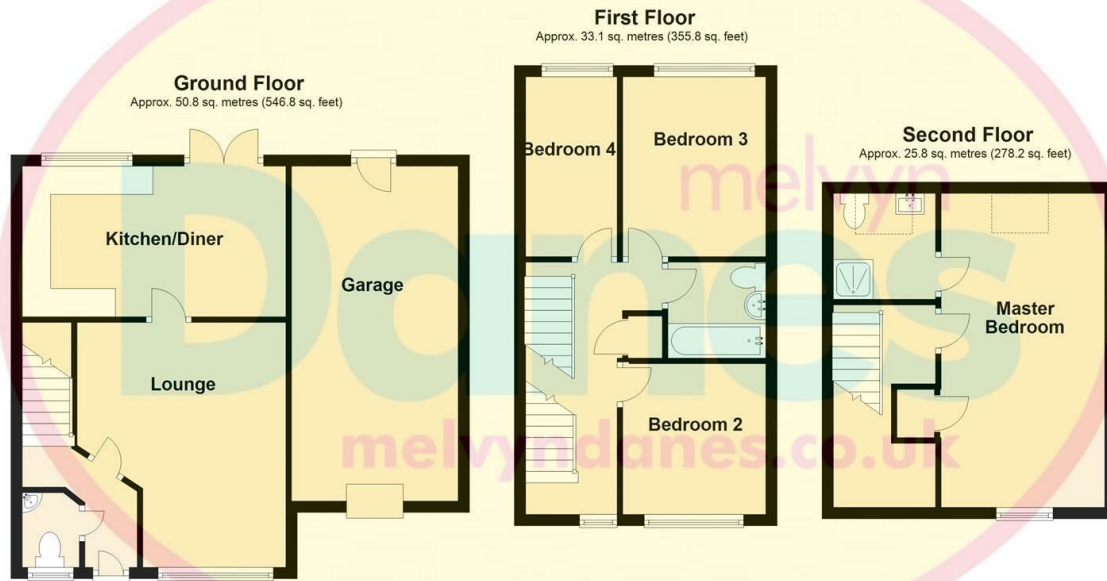
REAR GARDEN



The rear garden has a patio to the fore and a lawn with shrub borders. There is a further patio to the rear, fencing to the perimeters and a door to the garage.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Total area: approx. 109.7 sq. metres (1180.8 sq. feet)

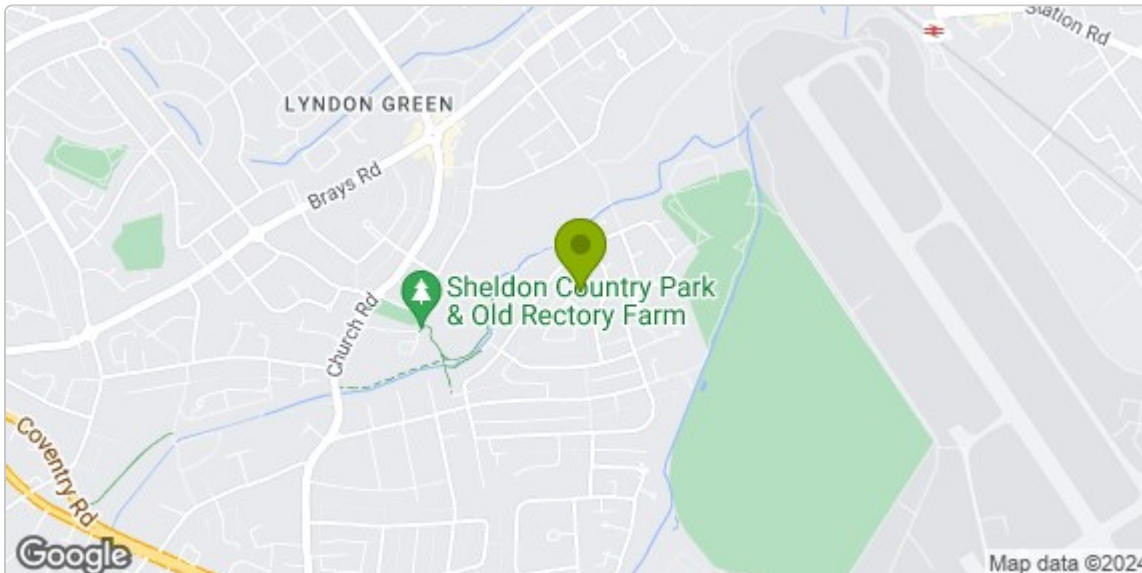
TENURE: We are advised that the property is LEASEHOLD with 989 years on lease

COUNCIL TAX BAND: D

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
14 Silvermere Park Way
Sheldon Birmingham B26 3GA

Council Tax Band: D

| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | 94 |
| | (81-91) B | 83 | |
| | (69-80) C | | |
| | (55-68) D | | |
| | (39-54) E | | |
| | (21-38) F | | |
| Not energy efficient - higher running costs | (1-20) G | | |
| England & Wales | | EU Directive 2002/91/EC | |