



9 Silver Birch Avenue, Fulwood, Sheffield, S10 3TA

Saxton Mee

# 9 Silver Birch Avenue

## Fulwood

Guide Price

# £575,000

Guide Price £575,000-£600,000

A Stunning Four-Bedroom Semi-Detached Home in the Heart of Fulwood

Nestled in the highly desirable and picturesque suburb of Fulwood, this beautifully presented four-bedroom semi-detached property offers a perfect blend of period charm and modern living, arranged across four spacious floors. With an abundance of green space on your doorstep and a wealth of local amenities just a short stroll away, this home presents an exceptional opportunity for families and professionals alike.

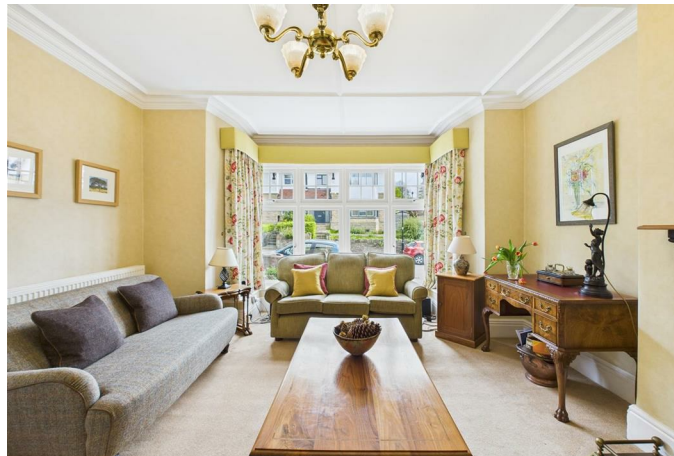
Brimming with charm and character throughout, this home presents an exceptionally rare opportunity for the discerning buyer seeking something truly special.

Upon entering the home, you're welcomed by a warm and inviting hallway leading to two elegant reception rooms: a generously proportioned living room and a stylish dining room, perfect for entertaining. The well-appointed kitchen offers views over the rear garden and access to additional storage in the cellar below, which presents versatile potential for a utility space, wine cellar, or home gym or office.

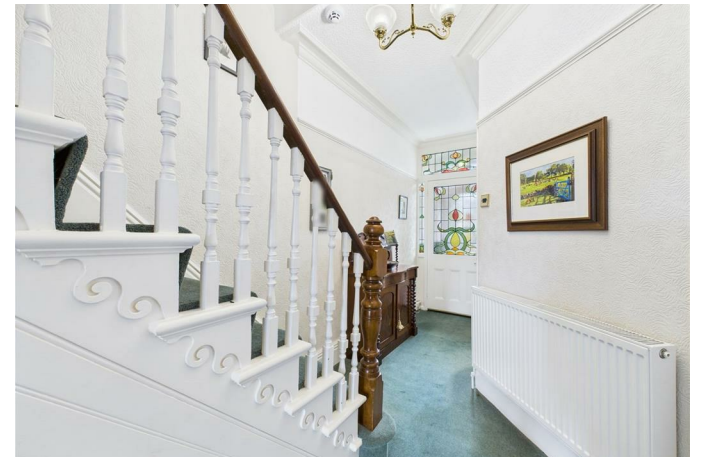
The first floor boasts two spacious double bedrooms, a modern family bathroom, and a separate WC. Ascending to the second floor, you'll find two further bright and airy bedrooms, complemented by a second bathroom – ideal for guests or growing families.

Outside, residents benefit from proximity to Fulwood's vibrant mix of independent cafés, a mini supermarket, greengrocers, and excellent bus routes offering convenient access to the city centre. Nature lovers will relish the close proximity to Forge Dam Park, Whiteley Woods, and the stunning Mayfield Valley – all within walking distance.

This exceptional property combines lifestyle, location, and space in one of Sheffield's most coveted neighbourhoods. Offering added bonuses in the likes of a driveway, ample storage in the basements with multiple use options and views to the rear towards the Mayfield Valley this house is a MUST see!



- Stunning four-bedroom semi-detached home in sought-after Fulwood
- Spacious and versatile accommodation across four floors
- Two generous reception rooms – ideal for family living and entertaining
- Four well-proportioned double bedrooms across the upper floors
- Beautiful period features throughout
- Excellent local amenities including cafés, mini supermarket, and greengrocers
- Highly Regarded Local Schools Nearby
- Viewings Via Banner Cross Branch





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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