



melvyn
Danes
ESTATE AGENTS

Silvermere Park Way
Sheldon
£250,000

Description

A beautifully presented, modern mid terraced house on a popular development in B26. This superb property will make the perfect first time purchase and is in a great location near to shops, schools and facilities. Comprising entrance hall, guest WC, lounge and re fitted kitchen/diner to the ground floor. Upstairs there are three bedrooms, an en suite shower room and the bathroom. Further benefiting from central heating, double glazing, rear garden and driveway for two vehicles.



Front

Off road parking via a tarmacadam driveway with 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 and ceiling light point

Lounge

12'1 max x 14'11 (3.68m max x 4.55m)



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

Kitchen/Diner

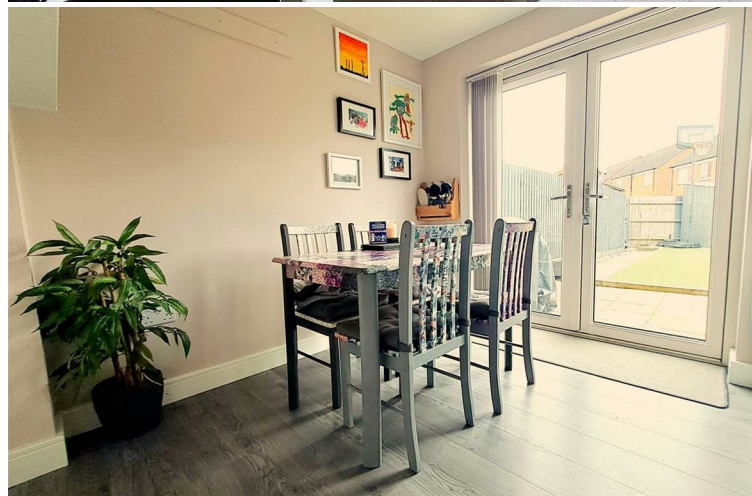
15'4 x 9'6 (4.67m x 2.90m)



The kitchen has been re fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl sink/drainers with flexi hose tap and laminate splash backs. Fitted electric oven with a ceramic hob and extractor hood over with a glass splash back and space and plumbing for other appliances. UPVC double glazed French doors to the rear garden, double glazed window to the rear, radiator, laminate flooring, power and light points

Landing

Loft access, storage cupboard, power and light points and doors to:-



TENURE: We are advised that the property is FREEHOLD

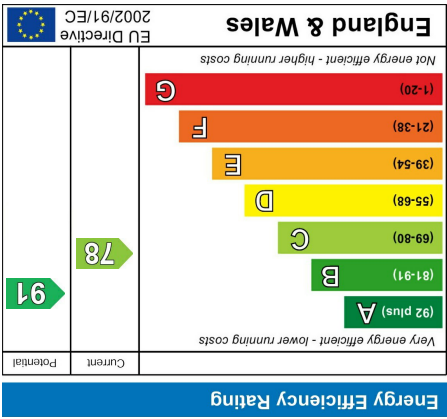
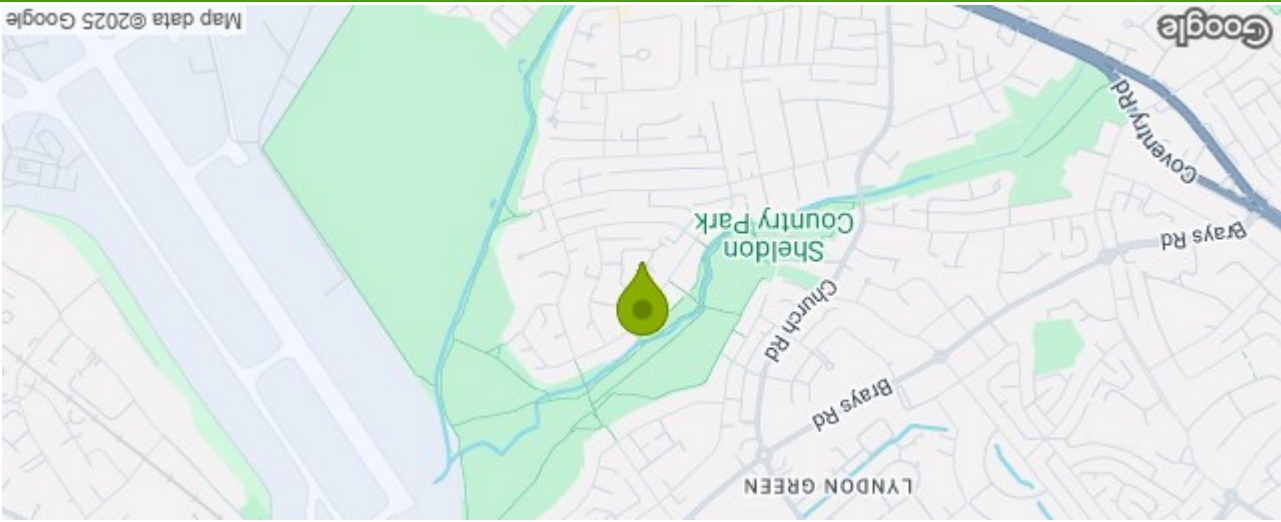
BROADBAND: We understand that the standard broadband download speed at the property is around 12 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 22/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited current mobile coverage (data taken from checker.ofcom.org.uk on 22/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



30 Silvermere Park Way Sheldon Birmingham B26 3GA
Council Tax Band: C

Total area: approx. 67.1 sq. metres (722.7 sq. feet)

