



Danes
melvyn
ESTATE AGENTS

**Silvermere Park Way
Sheldon
Offers Over £300,000**

Description

A beautifully presented, modern detached house with no onward chain. This stunning property will make the perfect family home and is in a super location near to a good range of facilities and transport links. Comprising lobby, lounge, guest WC and kitchen/diner to the round floor. Upstairs there are three good sized bedrooms, an en suite shower to the main bedroom and the bathroom. Further benefiting from central heating, double glazing, driveway, integral garage and rear garden.



Accommodation

Driveway

Lobby

Lounge

10'2 max x 16' max (3.10m max x 4.88m max)

Inner Lobby

Guest WC

Kitchen/Diner

59'0"29'6" x 22'11"22'11" (18'9 x 7'7)

Landing

Bedroom One

13'10 max x 9'7 max (4.22m max x 2.92m max)

En Suite Shower Room

Bedroom Two

11'2 x 8'9 (3.40m x 2.67m)

Bedroom Three

9'10 x 7'10 (3.00m x 2.39m)

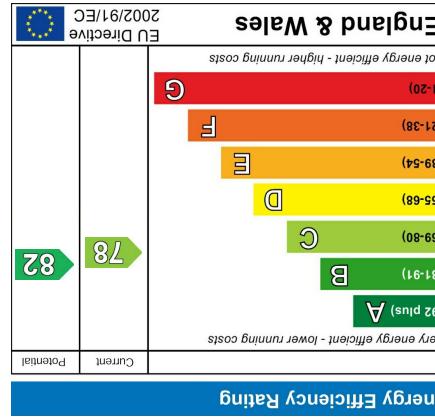
Bathroom

Integral Garage

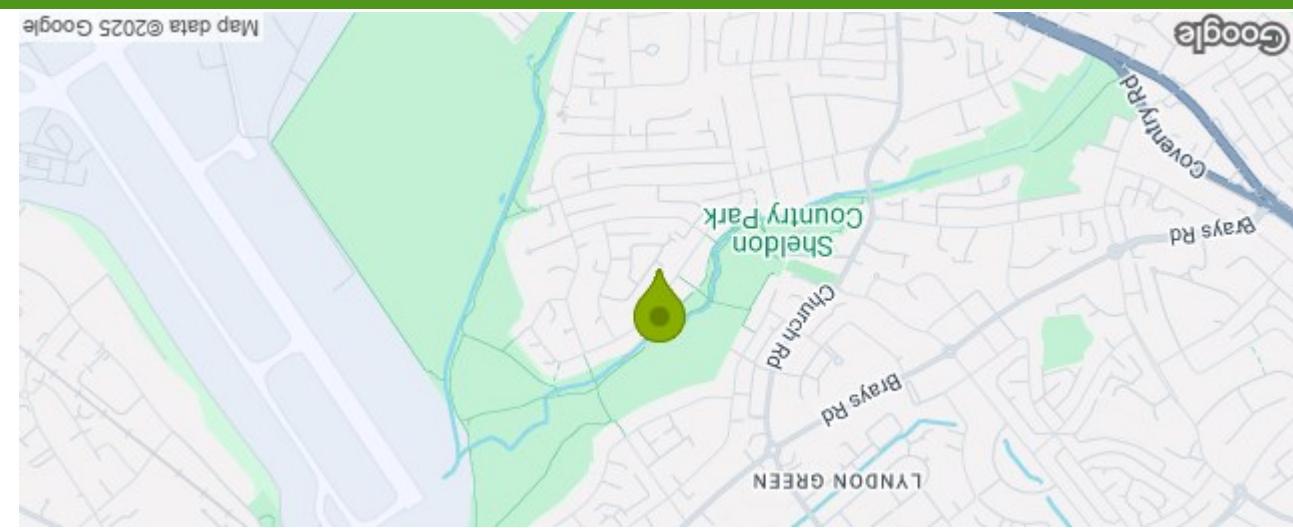
7'10 x 16' (2.39m x 4.88m)

Rear Garden

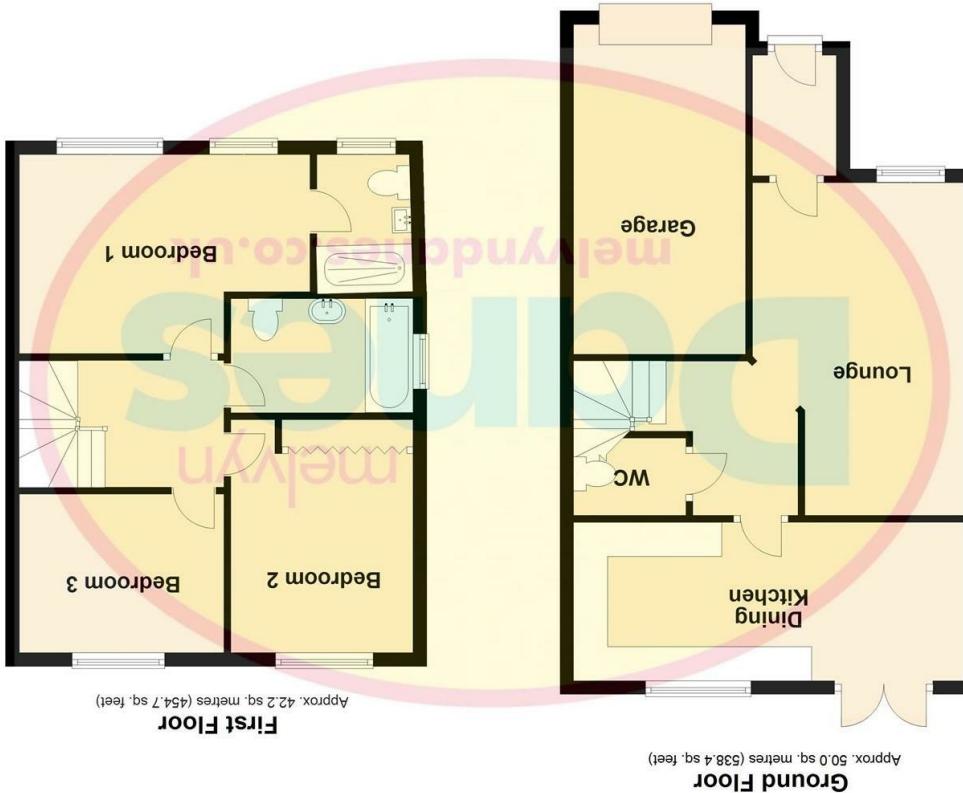




59 Silvermere Park Way Sheldon Birmingham B26 3GA
Council Tax Band: D



Total area: approx. 92.3 sq. metres (993.1 sq. feet)



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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 or fittings or services mentioned and do not by these particulars or otherwise warrant that they are in working order.

MONEY LENDING 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 new institutions, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a professional 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 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.

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

12/6/2025: Please note that the property has limited mobile coverage (data taken from checker.ofcom.org.uk on 11/6/2025). Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited mobile coverage (data taken from checker.ofcom.org.uk on 11/6/2025). Actual service availability at the property or speeds received may be different.

1126/2025: Actual service availability for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 11/6/2025. Please note that the results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property is around 8 Mbps, however please note that the standard broadband download speed at the property is around 8 Mbps, however please note that the 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 11/6/2025. Actual service availability at the property or speeds received may be different.