

^{melvyn}
Danes
ESTATE AGENTS



Description

Silverbirch is a three double bed roomed semi detached property located off Marsh Lane just as you turn in from the A41 Warwick Road. Being close to the town centre of Solihull offering an excellent array of shopping facilities, a wide choice of restaurants and bars and with convenient access to Solihull's main line London to Birmingham railway station, opposite which is Tudor Grange Park and leisure centre and Solihull College.

The property is conveniently situated for Solihull School, St Martin's Girls School along with Malvern and Brereton Parks, pleasant areas of public open space with a tea room, wildlife centre, duck pond, tennis court and children's play area.

There is easy access via the A41 to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station, making this an ideal location for those looking for generous accommodation close to so many amenities and good transport links.

The property is approached via a large sweeping drive way leading to the garage and front porch door allowing access into the accommodation which comprises of generous entrance porch, large hall allowing access to reception rooms and kitchen with the benefit of a fitted ground floor WC. The front reception room currently set up as a dining room with large bay window, rear reception room with feature fire place and being used as a living room benefiting from full height glazing with door onto the rear garden. The kitchen/dining room has been extended and refitted and offers a stylish finish with a range of integrated appliances, open walk through to a generous dining area with plenty of space for occasional seating and a glazed door onto the rear garden. Off the dining area is access into the integral garage that has been partially converted to allow for a generous utility space with sink, plumbing and space for washers and dryers.

To the first floor we have a generous landing space (an ideal work space) allowing access into the three double bedrooms. The principal bedroom has a large bay window and a good bank of fitted wardrobes. The third double bedroom has access into the eaves storage and and loft space which are substantial and offer great potential. Off the landing is the good sized family bathroom.

To the rear is a private garden with patio area, mainly laid to lawn with mature boarders. There is also access into the more recently constructed side garage with barn style doors opening onto the drive way and fitted with power and lighting.

The frontage is sizable and offers ample off road parking for numerous vehicles and benefits from a small retaining wall, mature boarders and lawned area.



Accommodation

Entrance Porch

Entrance Hall

Dining Room

10'10" x 11'5" (3.32 x 3.50)

Living Room

15'11" x 11'5" (4.86 x 3.50)

Kitchen Breakfast Room

10'6" x 7'9" + 12'0" x 8'8" (3.213 x 2.38
+ 3.67 x 2.66)

Integral Garage/Utility

13'11" x 8'8" (4.26 x 2.66)

Ground Floor WC

First Floor Landing

Bedroom One

12'8" x 10'9" (3.88 x 3.30)

Bedroom Two

10'10" x 11'5" (3.32 x 3.50)

Bedroom Three

11'11" x 8'8" (3.64 x 2.66)

Bathroom

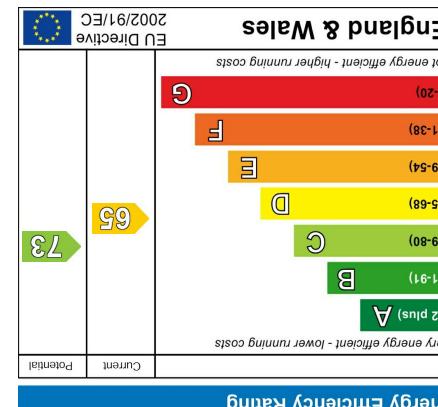
Detached Single Garage

Private Rear Gardens

Off Road Parking

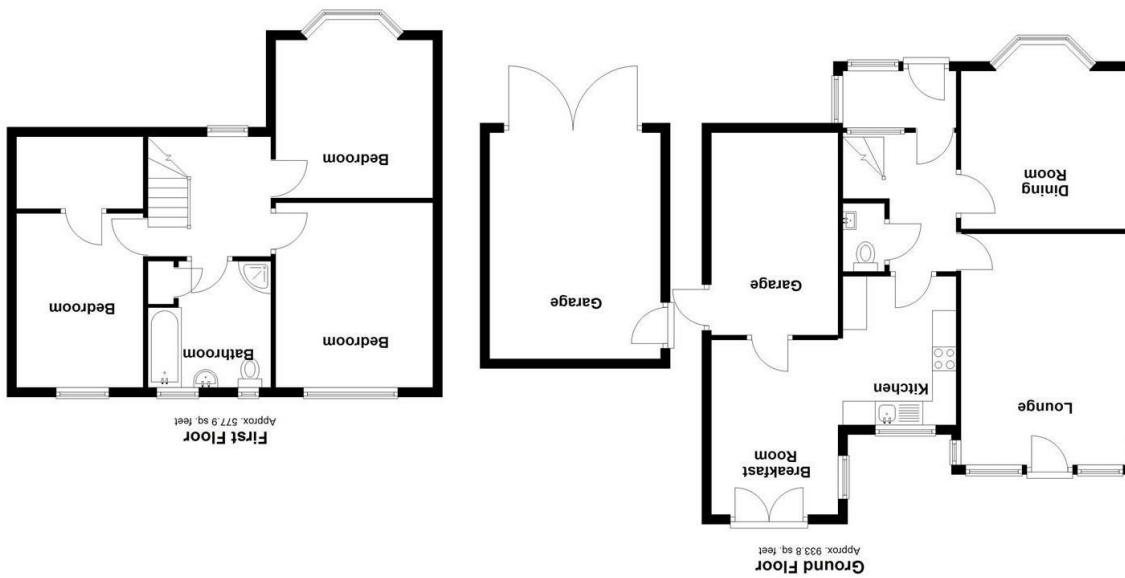


Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they may not be reliable on and do not form part of any contract.



Silverbirch Road Solihull B91 2PJ

total area: approx. 1511.7 sq. feet



VIEWING: By appointment only with the office on the number 0121 711 1712

BROADBAND: We understand that the standard broadband download speed at the property is around 8 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 1800 Mbps. Data taken from Ofcom checker.org.uk on 28/1/2025. Actual service availability at the property or speeds received may be different.

TERNURE: We are advised that the property is Freehold.

