

melvyn  
**Danes**  
ESTATE AGENTS

Silverbirch Road

Solihull

Asking Price £600,000



## 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 Brueton 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 borders. 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 borders 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**





TENURE: We are advised that the property is Freehold.

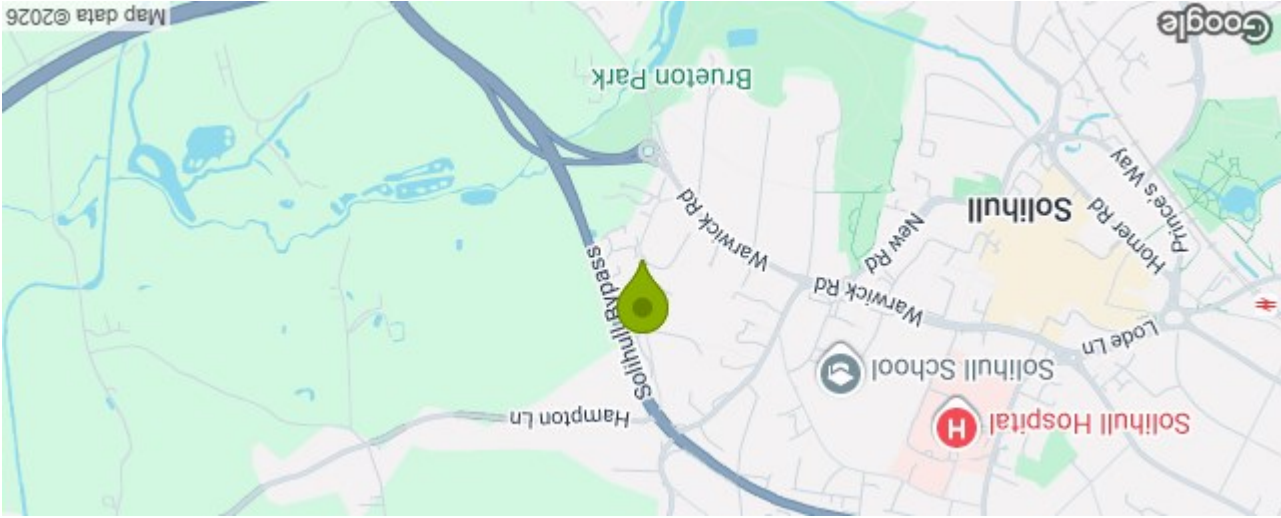
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 28/1/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 28/1/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

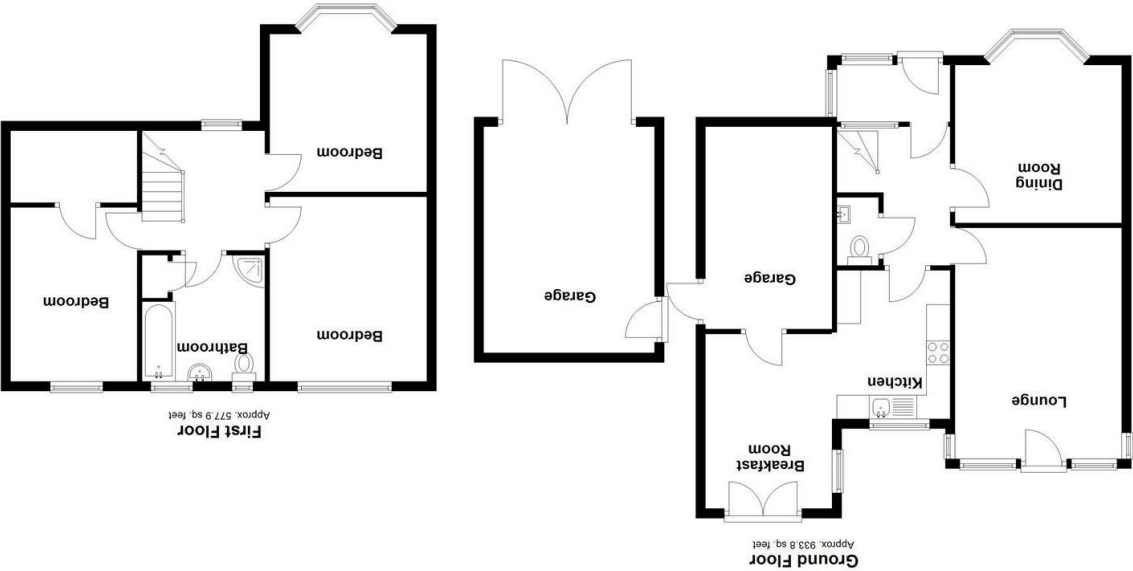
VIEWING: By appointment only with the office on the number below 0121 711 1712

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 vendors and intending purchasers, we may use approved external services which revch review publicly available information on companies and individuals. 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 a sale. 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.



Total area: approx. 1511.7 sq. feet



1 Silverbirch Road Solihull B91 2PJ  
Council Tax Band: E

England & Wales		
Not energy efficient - higher running costs		
(1-20)	G	<p>65</p> <p>73</p>
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Potential	Current	

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.