



Silverbirch Road, Solihull

Guide Price £650,000





PROPERTY OVERVIEW

This beautifully presented three bedroom semi detached house is situated on a highly sought after road, offering a superb blend of spacious accommodation and modern finishes throughout. Immaculately maintained and tastefully decorated, the property welcomes you into a bright and inviting entrance hall, leading to a generous living room that flows seamlessly into a versatile conservatory, ideal for relaxing or entertaining guests. The separate dining room provides a formal space for family meals or dinner parties, while the luxury fitted breakfast kitchen boasts high quality units, integrated appliances and ample space for casual dining. Upstairs, you will find three well proportioned double bedrooms, each offering plenty of natural light and storage options, making them perfect for families or those needing a flexible home office. The contemporary refitted bathroom features stylish fixtures and fittings, including a modern suite and elegant tiling, ensuring a comfortable and relaxing environment. Outside enjoys a well maintained rear garden with well established borders and shrubs. Additional benefits include a single garage, offering secure storage or parking, as well as a private driveway with space for multiple vehicles, providing convenience for residents and visitors alike. The property is ideally located close to a range of local amenities, including shops, cafes and leisure facilities, as well as highly regarded schools, making it an excellent choice for families.



PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Freehold



- Immaculately Maintained And Decorated
- Three Bedroom Semi Detached
- Three Double Bedrooms
- Sought After Road
- Luxury Fitted Breakfast Kitchen
- Living Room & Conservatory
- Modern Refitted Bathroom
- Well Maintained Rear Garden
- Close To All Local Amenities & Schools



PORCH

ENTRANCE HALL

With Karndean flooring and under stairs storage

LIVING ROOM

10' 7" x 11' 4" (3.22m x 3.46m)

CONSERVATORY

10' 2" x 12' 10" (3.10m x 3.90m)

DINING ROOM

11' 2" x 13' 9" (3.40m x 4.19m)

BREAKFAST KITCHEN

11' 1" x 15' 11" (3.38m x 4.84m)

With Karndean flooring

UTILITY ROOM

6' 0" x 5' 2" (1.82m x 1.57m)

SHOWER ROOM

5' 8" x 5' 10" (1.72m x 1.79m)

INTEGRAL GARAGE

8' 1" x 14' 8" (2.46m x 4.48m)

FIRST FLOOR

BEDROOM ONE

11' 7" x 13' 11" (3.54m x 4.25m)

With fitted wardrobes

BEDROOM TWO

10' 8" x 11' 7" (3.24m x 3.53m)

BEDROOM THREE

7' 9" x 12' 3" (2.35m x 3.73m)

With storage into the eaves

**LOFT**

Part boarded with ladder and lighting

BATHROOM

9' 4" x 6' 1" (2.85m x 1.86m)

TOTAL SQUARE FOOTAGE

146.0 sq.m (1574 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****WELL MAINTAINED WEST FACING REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Rangemaster free standing cooker, Bosch extractor, Bosch fridge/freezer, Bosch dishwasher, garden shed, all carpets, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - water on meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises) - Virgin Media is fitted. Loft Space - part boarded.



INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

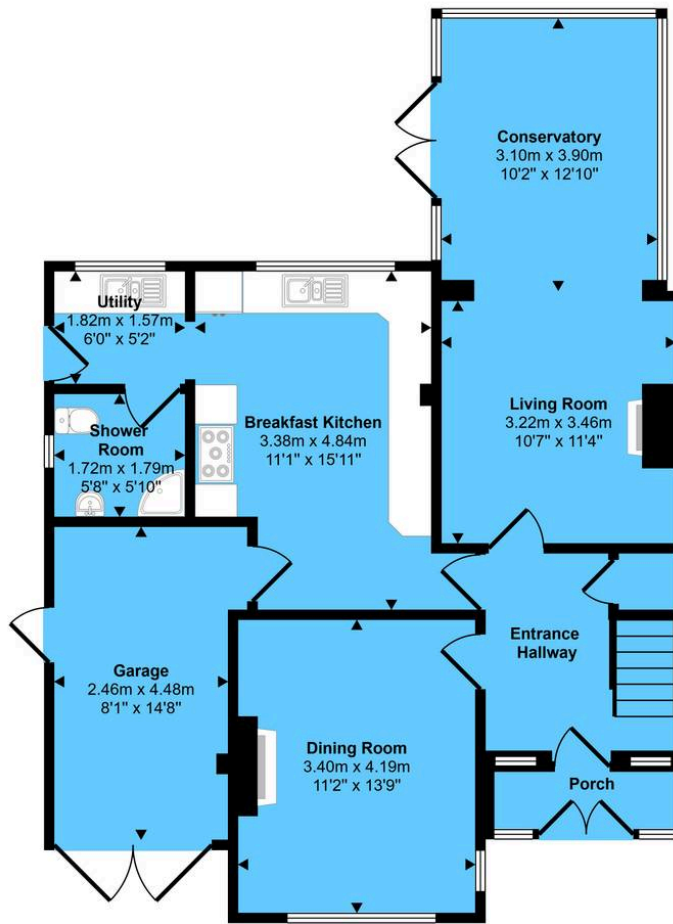
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
146 sq m / 1574 sq ft



Ground Floor
Approx 86 sq m / 930 sq ft



First Floor
Approx 60 sq m / 644 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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