

# Silvermere Park Way, Sheldon

**£375,000**

- STUNNING DETACHED HOUSE
- LOUNGE & RE FITTED KITCHEN/DINER
- UTILITY & GUEST WC
- FOUR DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM & BATHROOM
- CENTRAL HEATING & DOUBLE GLAZING
- DRIVEWAY & INTEGRAL GARAGE
- LANDSCAPED REAR GARDEN

A stunning, modern detached house on this popular development in B26. Built by Persimmon Homes in 2014 and occupying one of the best plots on this modern estate, this superb family home is located near to shops, schools and transport links. Comprising entrance hall, lounge, re fitted kitchen/diner, utility and guest WC to the ground floor. Upstairs there are four double bedrooms with an en suite shower room to the master and the bathroom. Further benefiting from central heating, double glazing, driveway, integral garage and landscaped rear garden with a superb summer house with a home bar.

### FRONT

Off road parking for several cars via a tarmac driveway, access to the integral garage and access to a UPVC opaque double glazed door to:-

### ENTRANCE HALL

Stairs to the first floor, radiator, power and light points and door to:-

### LOUNGE

**11' x 15'5 (3.35m x 4.70m)**



Double glazed window to the front, radiator, Evonic fire, Karndean flooring, power and light points and opening onto:-

### RE FITTED KITCHEN/DINER

**18'4 x 10'1 (5.59m x 3.07m)**



The kitchen has recently been re fitted with a range of eye level, drawer and base units with a quartz work surface over with a sink/drain, mixer tap and quartz splash backs. Integrated AEG appliances to include fridge, freezer, dish washer, wine cooler, fitted electric oven and an inset induction hob with an angled cooker hood over and mirrored splash back. UPVC double glazed French doors to the rear garden, double glazed window to the rear, door to the under stairs storage cupboard, designer radiator, Karndean flooring, power and light points and door to:-

### UTILITY

**5'2 x 7' (1.57m x 2.13m)**

Fitted with an eye level and base unit with a work surface over with space and plumbing beneath for a washing machine. Wall mounted boiler, UPVC double glazed door to the rear garden, radiator, Karndean flooring, power and light points and door to:-

### GUEST WC

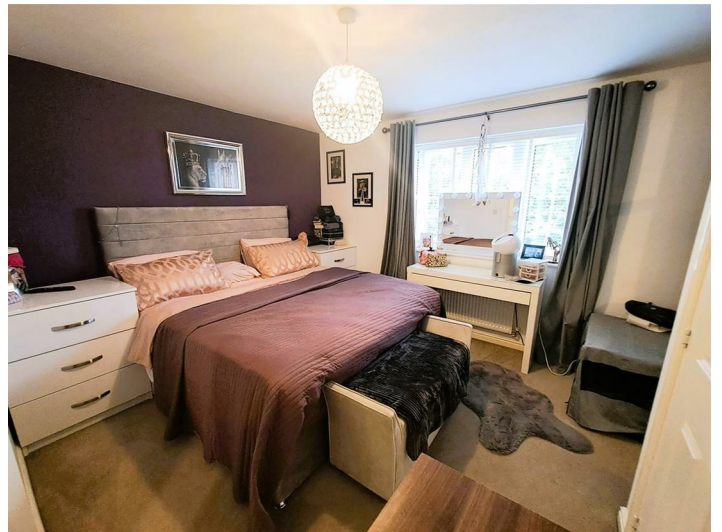
Fitted with a low level flush WC and a guest sink. Tiling to splash prone areas, opaque double glazed window to the rear, radiator, Karndean flooring and ceiling light point

### LANDING

Built in storage cupboard, loft access, ceiling light point and doors to:-

### MASTER BEDROOM

**13'2 max x 12'3 to wardobes (4.01m max x 3.73m to wardobes)**



Double glazed window to the front, radiator, fitted wardrobes, built in storage cupboard, power and light points and door to:-

### EN SUITE SHOWER ROOM

Fitted with a shower cubicle with a bar shower, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the side, radiator, extractor fan and ceiling light point

**BEDROOM TWO**  
**9'3 x 12'2 (2.82m x 3.71m)**



Double glazed window to the front, radiator, fitted wardrobes, power and light points

**BEDROOM THREE**  
**9'4 x 9'7 (2.84m x 2.92m)**

Double glazed window to the rear, radiator, fitted wardrobes, power and light points

**BEDROOM FOUR**  
**7'2 x 9'7 (2.18m x 2.92m)**

Double glazed window to the rear, radiator, power and light points

**BATHROOM**  
**6'9 x 6'3 (2.06m x 1.91m)**



Fitted with a paneled bath with a bar shower over, rainfall shower head and shower screen, pedestal sink and a low level flush WC. Tiling to a full height throughout, opaque double glazed window to the rear, heated towel rail, tiled floor, extractor fan and ceiling light point

**INTEGRAL GARAGE**  
**9'3 x 15'10 (2.82m x 4.83m)**

With a metal up and over door onto the driveway, fuse box, power and light points

**REAR GARDEN**



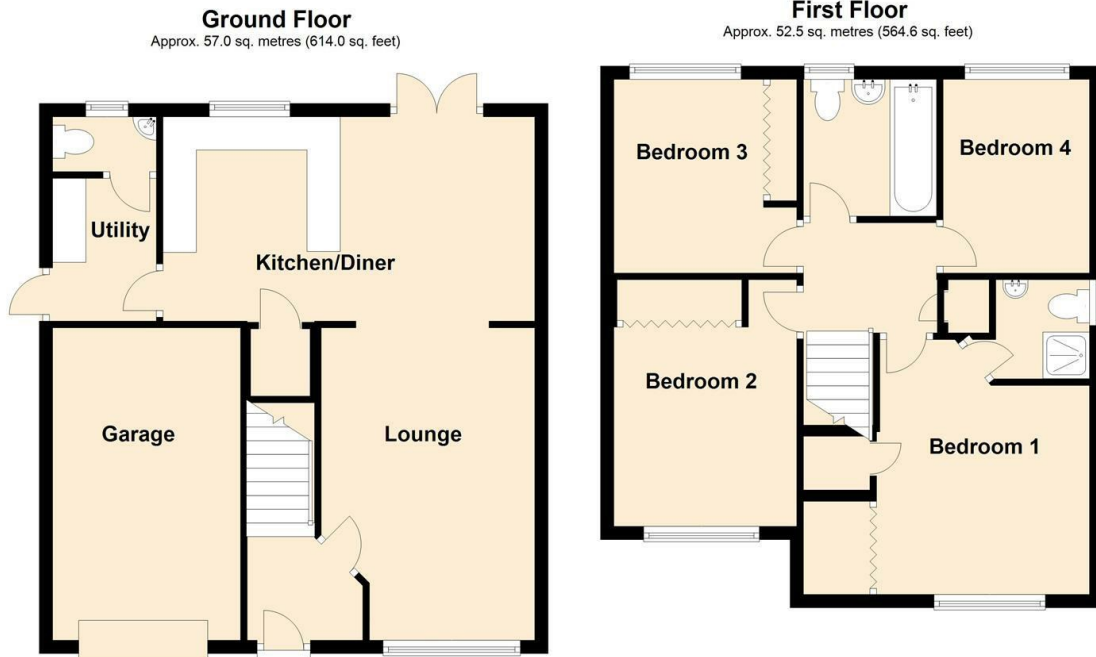
The rear garden has recently been landscaped with a patio to the fore and two lawned sections. There are sleepers with raised borders, fencing to the perimeters, a gated access leading to the front of the property and a path to:-

**SUMMER HOUSE**  
**19'1 x 11'4 (5.82m x 3.45m)**

With UPVC double glazed doors to the garden, double glazed windows to the front, home bar, wi fi, laminate flooring, power and light points.

## FLOOR PLAN

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.



Total area: approx. 109.5 sq. metres (1178.5 sq. feet)

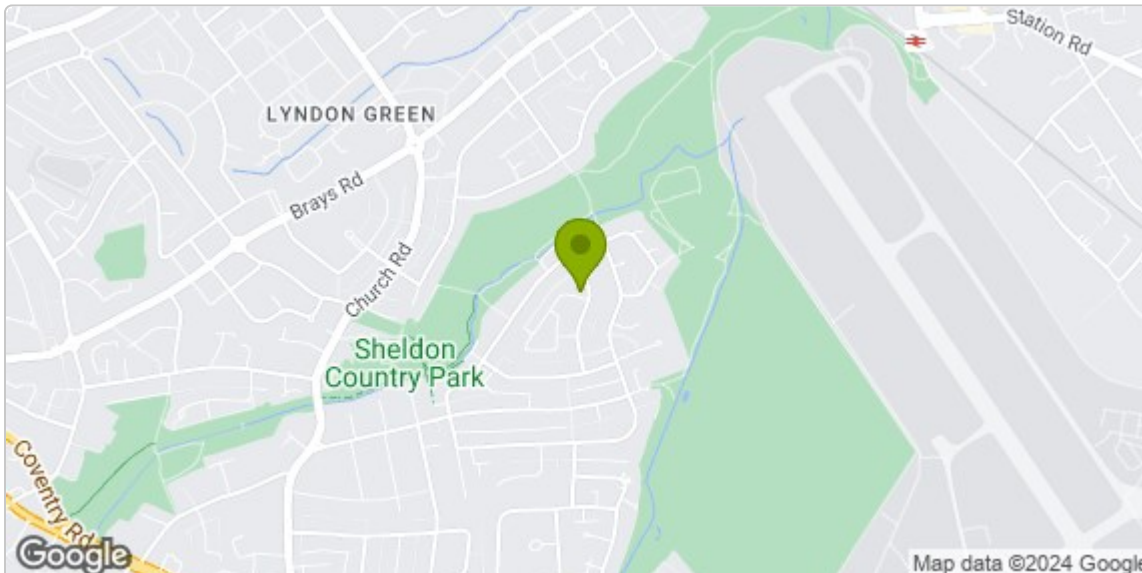
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** E

**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:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
3 Silvermere Park Way  
Sheldon Birmingham B26 3GA

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	