

12 SILVERSTONE DRIVE  
SUTTON COLDFIELD  
B74 2BD

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

A Delightful Three-Bedroom Home with Private Garden and Garage, Offering Comfortable Living in a Sought-After Residential Setting.

## ACCOMMODATION

Porch & hallway  
Spacious living room  
Breakfast kitchen  
Three bedrooms  
Family shower room  
Garage  
Block-paved driveway  
Private rear garden

EPC D

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



### Situation

This family house is situated in a sought-after residential location close to the day to day amenities of Streetly village which includes a number of convenience stores, well-regarded eateries, a barber's, ladies clothing boutiques, salons, and an independent coffee shop. In nearby Mere Green there are M&S and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. In Sutton Coldfield town centre, there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre.

Also nearby is Sutton Park, a designated Site of Special Scientific Interest offering great scope for walking, golf, and a variety of other outdoor pursuits.

Schooling includes Manor Primary School, Streetly Academy, Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls, and Highclare School. The property is within walking distance of Lindens Primary School. Purchasers are advised to check with the Council for up to date information on school catchment areas.

### Description of property

This well-presented three-bedroom property offers comfortable and spacious accommodation, ideal for couples, small families, or those looking to enjoy a well regarded residential location with convenient local amenities.

Upon entering the property, you are welcomed by a through hallway which leads into a spacious lounge/diner. This warm and inviting space is perfect for relaxing after a long day or enjoying time with family and friends. The well-designed kitchen is practical and houses a cooker, fridge & washing machine.

To the first floor are three well-proportioned bedrooms, each offering a peaceful retreat. The family shower room completes the upstairs accommodation, fitted for convenience and functionality.

### Gardens & grounds

Externally, the property features a garage and a block-paved driveway, providing generous off-road parking for residents and visitors. The rear garden is a particular highlight — a private and enclosed space with a neat lawn and a patio ideal for outdoor dining or morning coffee.

### Distances

Aldridge 2 miles  
Sutton Coldfield town centre 4 miles  
Birmingham 7 miles  
Lichfield 10 miles  
Birmingham International/NEC 15 miles  
M6 7.5 miles  
M42 11.5 miles  
(Distances approximate)

### Terms

- Tenure: To Let
- Local Authority: Birmingham City Council
- Council Tax Band: D
- Broadband Speed:
- Furnishing: Unfurnished
- Availability: Immediately, subject to referencing

### Services

We understand that mains gas, electricity, water and drainage are connected.

### Viewings

All viewings are strictly by prior appointment with Aston Knowles – Tel: 0121 362 7878.

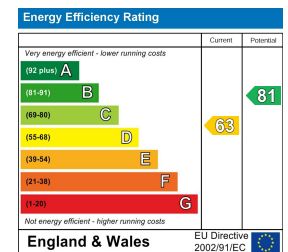
### Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point of particular importance to you, please obtain professional confirmation. These particulars do not form part of any offer or contract. All measurements are approximate. Photographs are provided for illustrative purposes only.

Particulars prepared July 2025







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