



30 Silver Birch Road, Birmingham, B37 6AH

£250,000

This three bedroom semi detached home briefly comprises porch, hallway, lounge, kitchen/diner, downstairs w/c, three bedrooms, en-suite and family bathroom. There is a driveway to the front leading to a side garage and an enclosed rear garden. This property is and ideal family home.

Approach

Via block paved driveway, area laid to lawn and mature shrubs to boarder.

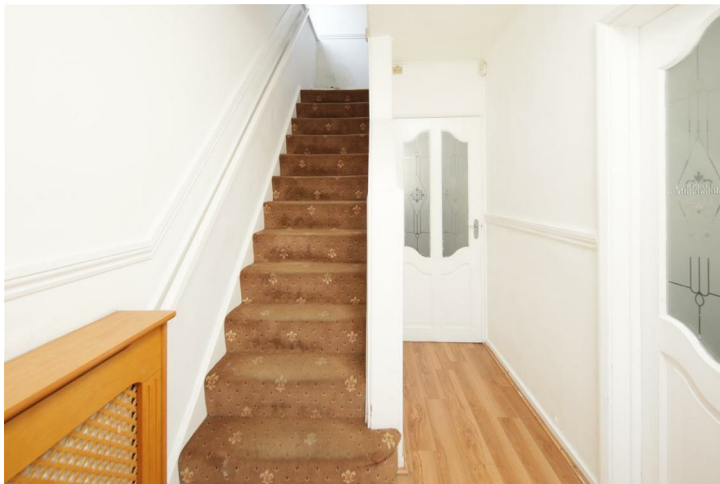


Porch

Double glazed windows and door to front and wall light point.

Hallway

Stairs to first floor accommodation, radiator and ceiling light point.



Lounge

13'11 x 14'06 into bay (4.24m x 4.42m into bay)
Double glazed bay window to front, fire place with electric fire, radiator and ceiling light point.



Kitchen/Diner

10'03 max x 20'03 (3.12m max x 6.17m)
Double glazed French doors and doubles glazed window to rear, wall base and drawer units, stainless steel sink with drainer and mixer tap, gas hob with extractor over, electric

oven, integrated fridge freezer, two storage cupboards, space for white goods, radiator and two ceiling light points.



Downstairs W/C

Double glazed window to side, low level w/c, hand wash basin and wall light point.

Landing

Double glazed window to side, loft access, store cupboard concealing boiler and ceiling light point.

Bedroom One

11'2 x 11'03 plus door recess (3.40m x 3.43m plus door recess)
Double glazed bay window to front, radiator and ceiling light point.



Ensuite Shower Room

Shower cubicle, hand wash basin with storage and spot lights to ceiling.

Bedroom Two

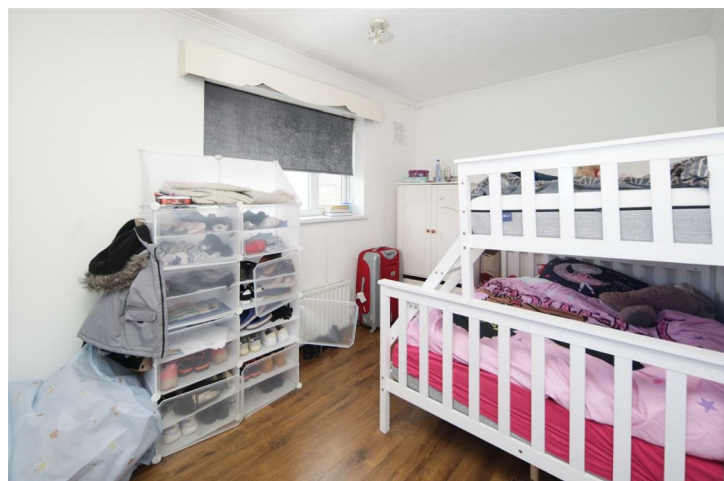
8'04 x 13'02 (2.54m x 4.01m)
Double glazed window to rear, radiator and ceiling light point.



Bedroom Three

8'02 x 8'09 max (2.49m x 2.67m max)

Double glazed window to front, storage cupboard, radiator and ceiling light point.



representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band B
EPC Rating - TBC

Bathroom

Double glazed window to rear, pedestal hand wash basin, low level w/c, bath with shower over, heated towel rail and ceiling light point.



Garage

Up and over door tow ceiling light points and power points.

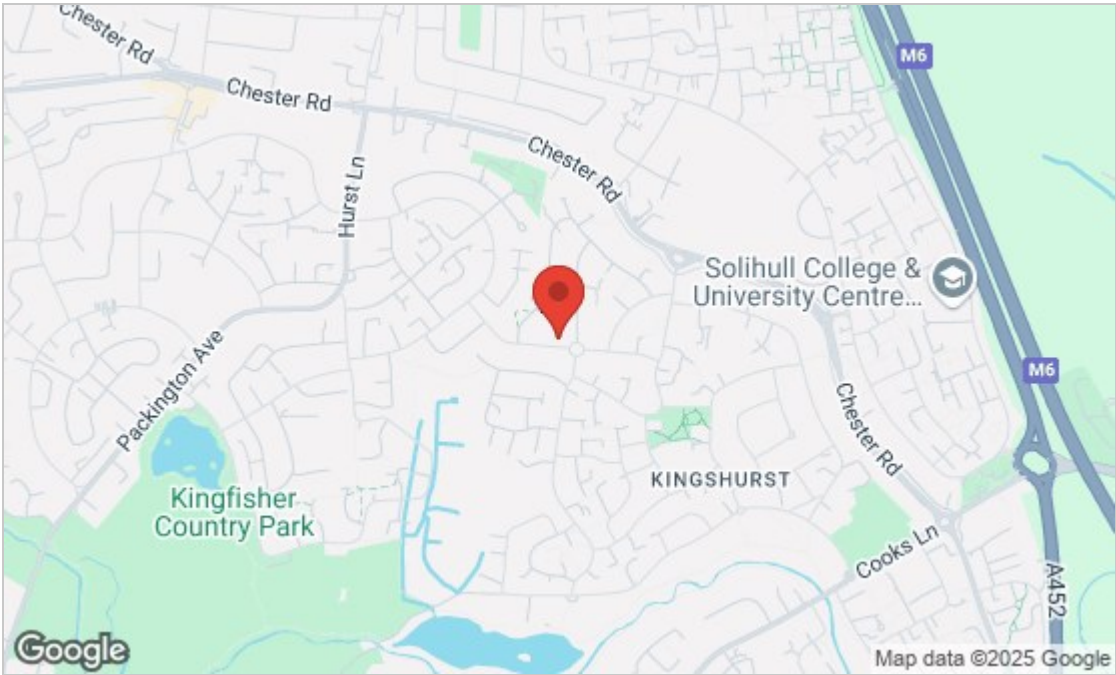
Rear Garden

Paved patio area, laid to lawn, mature shrubs and enclosed to rear garden.



Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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