



humberstones  
homes



22 SILVERLANDS AVENUE, OLDBURY, WEST MIDLANDS, B68 8EQ

£595,000









THE PROPERTY

STUNNING 5/6 BEDROOM SEMI DETACHED, VERY LARGE, EXTENDED AND FULLY RENOVATED TO A VERY HIGH STANDARD. Explore this property with our 360 degree virtual tour. Occupying a pleasant cul-de-sac position within this sought after location just off Moat Road and having pleasant outlook at the front to Barnford Park. The property is within catchment area of good local schools including Q3 Academy on Moat Road, whilst Langley Green Train Station is just a short distance away enabling direct access into Birmingham City Centre. Set back from the road behind a drive providing off road parking, the accommodation comprises the following :- On the ground floor is a porch leading directly in to Entrance hall with staircase rising to the first floor. There is a re-fitted downstairs shower room comprising wash handbasin, wc and shower cubicle. The study has a window to the front and could alternatively be Bed 6. The really spacious lounge has a bay window to the front and double doors open through to stunning, extended and re-fitted open plan sitting/family area and kitchen, with sitting area having bi-fold doors opening onto the rear garden and kitchen area providing a delightful feature of the property, having a fine range of quality base and wall units, work surface areas, integrated appliances and central island feature. Leading from the kitchen is a useful Utility. First Floor offers a landing, 4 good sized bedrooms (Master bedroom has a door leading through to re-fitted shower room en-suite comprising wc, wash handbasin and shower cubicle). Also on the first floor is an attractive re-fitted family bathroom which provides bath, wash handbasin, wc and shower cubicle. There is a staircase rising from the Landing which leads to second floor Bedroom 5 which has a skylight to both front and rear and Shower room en-suite leads off with wc, wash handbasin and shower. Outside to the rear is a pleasant garden having patio, lawn area and outbuilding/large store. For Broadband and mobile coverage checker provided by Ofcom (the office of communications) see <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/> Council Tax Band D. EPC rating D.

Council Tax Band D

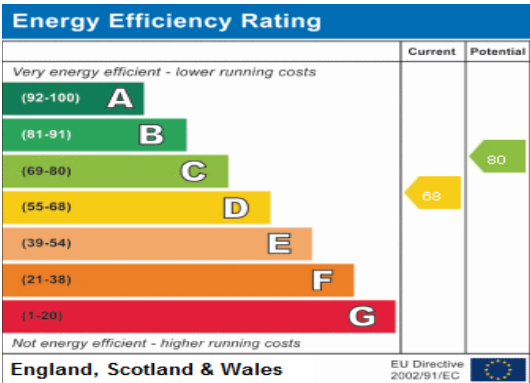
EPC Rating: D

TITLE

The agents have checked HM land registry and the official copy of register of title shows the property as being Freehold. We recommend buyers verify the status and satisfy themselves as to the tenure.

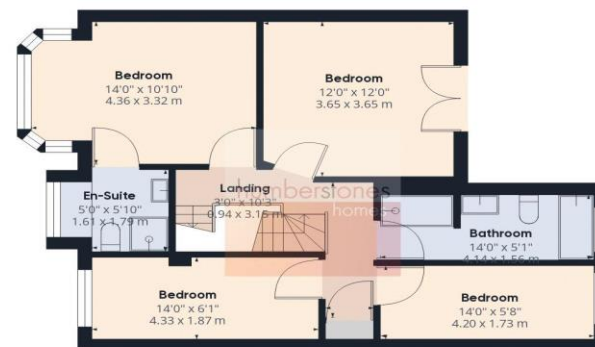
PROPERTY RELATED SERVICES

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £240 per transaction.





Floor 1



Floor 2



Floor 3



**Approximate total area<sup>(1)</sup>**

1752.69 ft<sup>2</sup>

162.83 m<sup>2</sup>

**Reduced headroom**

33.8 ft<sup>2</sup>

3.14 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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