



Silesbourne Close, Castle Bromwich, Birmingham  
Offers in the region of £425,000

 **YOUR MOVE**  
Murray Rogers





IMPORTANT NOTE TO PURCHASERS: 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 representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





## Description

\*\*\* DETACHED HOME - CORNER PLOT \*\*\* SOUTH FACING GARDEN \*\*\* This Immaculately Presented Detached Family Home Is Situated In The Ever Popular 'Park Hall' Estate And Residential Area Of Castle Bromwich And Is Within Close Proximity To Outstanding Primary And Secondary Schools. With A Corner Plot Position Within A Cul-De-Sac This Substantial Property Briefly Comprises Of An Entrance Reception Hall, A Generously Sized Front Reception Room With Access To The Conservatory, A Reception Room, A Well Sized Modern Fitted Kitchen, A Large Utility Room And Downstairs WC. To The First Floor There Are FOUR Bedrooms (Three Doubles & One Large Single) All With Fitted Wardrobe Space And The Master With An En-Suite Shower Room/ WC And A Family Wet-Room/WC All Accessed From The Landing. This Fantastic Home Also Benefits From Gas Central Heating, Double Glazing, Ample Storage Throughout, Off Street Parking, A Side Garage Offering Future Potential To Expand (SUBJECT TO PLANNING PERMISSION), An Enclosed SOUTH FACING Rear Garden And A Well Maintained Front Garden. EPC RATING - TBC  
\*\*\* VIEWING BY APPOINTMENT ONLY \*\*\*

## Council Tax

## EPC

SUBSTANTIAL DETACHED HOME  
For full EPC please contact the branch.



Measurements are approximate. Not to scale. For illustrative purposes only.

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