



Silverstone Drive, Streetly,
Sutton Coldfield, B74 2BD

Offers in Excess of £300,000

Welcome to Silverstone Drive, a beautifully presented and modern three bedroom mid terraced house situated within close proximity of Lindens Primary school and being sold with no onwards chain!

The property comprises an entrance porch leading to the entrance hall, spacious lounge to the rear, kitchen, converted garage which is currently being used as a dining room, first floor landing, three well proportioned bedrooms and a modern four piece family bathroom.

To the front of the property is a tarmac driveway providing off road parking for multiple vehicles, and to the rear is an south west facing enclosed garden, with a patio area, laid to lawn, shrubbery and fenced borders.

Situated just off Hundred Acre Road, the property benefits by being within walking distance of the local primary school as well as being within close proximity to other reputable local schools (catchment areas should be checked).

Sutton Parks 2400 nation nature reserve is also within a mile of the property.

Local public transport is nearby, with a direct bus route to Birmingham City Centre a short walk from the property. Internal viewing is strongly recommended to appreciate the size and condition of this beautiful family home.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Porch

5' 0" x 2' 11" (1.52m x 0.89m)

Entrance Hall

10' 6" x 2' 11" (3.20m x 0.89m)

Lounge

10' 10" x 19' 8" (3.30m x 5.99m)

Dining Room

15' 4" x 7' 8" (4.67m x 2.34m)

Kitchen

16' 6" x 7' 4" (5.03m x 2.23m)

First Floor Landing

Bedroom One

10' 11" x 10' 6" (3.32m x 3.20m)

Bedroom Two

10' 11" x 8' 10" (3.32m x 2.69m)

Bedroom Three

10' 6" x 7' 5" (3.20m x 2.26m)

Bathroom

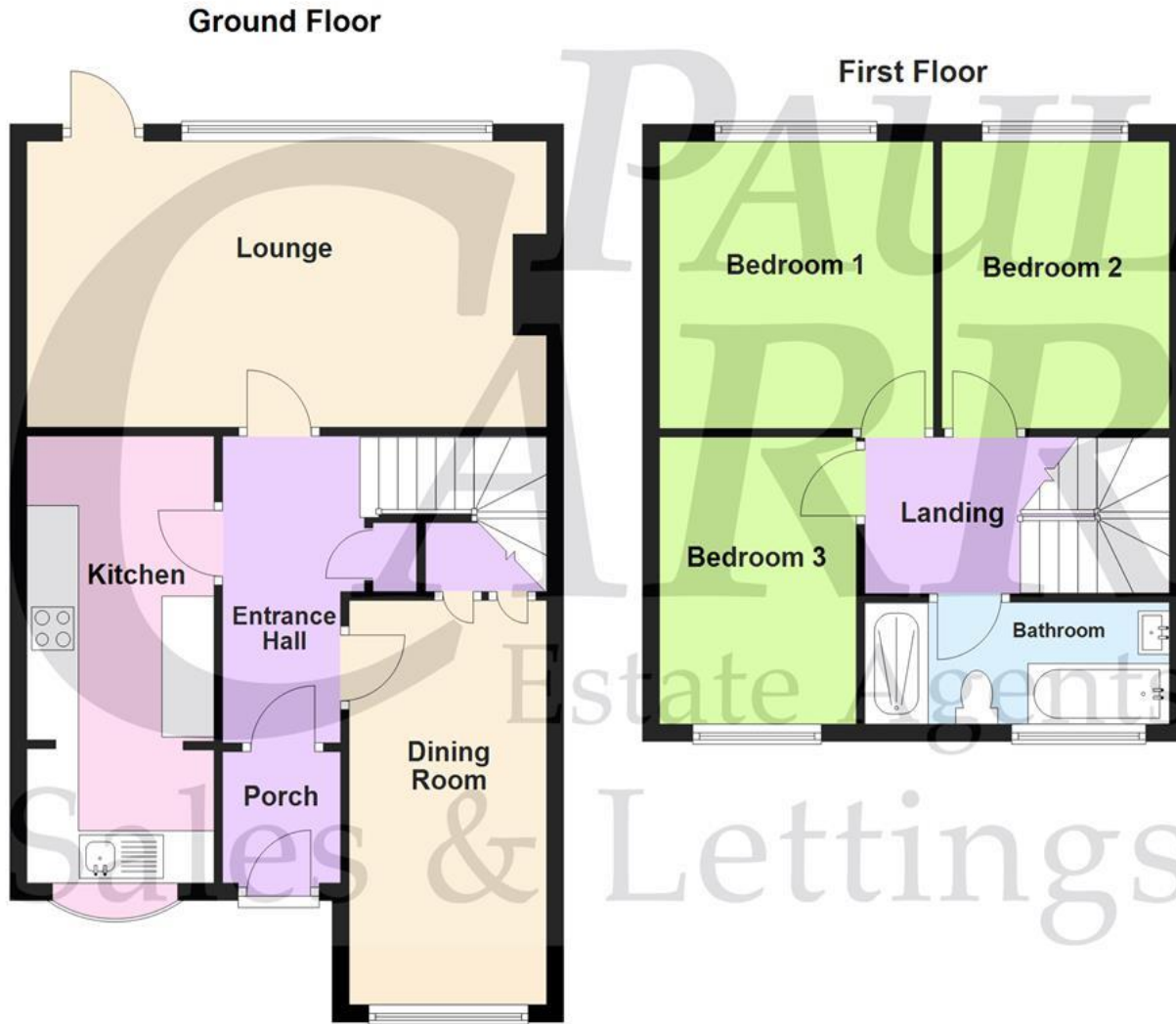
4' 4" x 11' 9" (1.32m x 3.58m)





Floor Plan

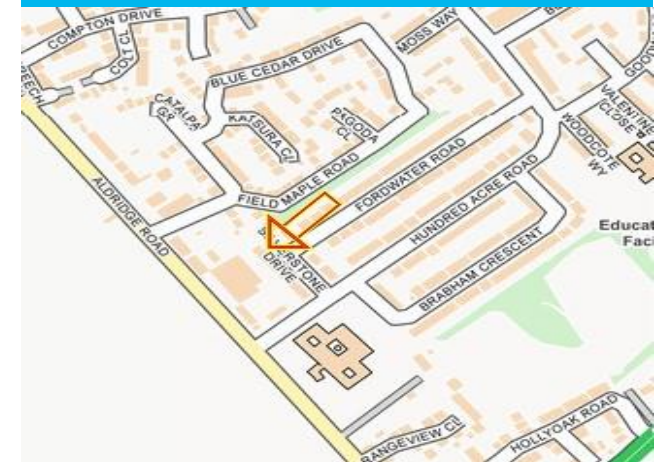
This floor plan is not drawn to scale and is for illustration purposes only

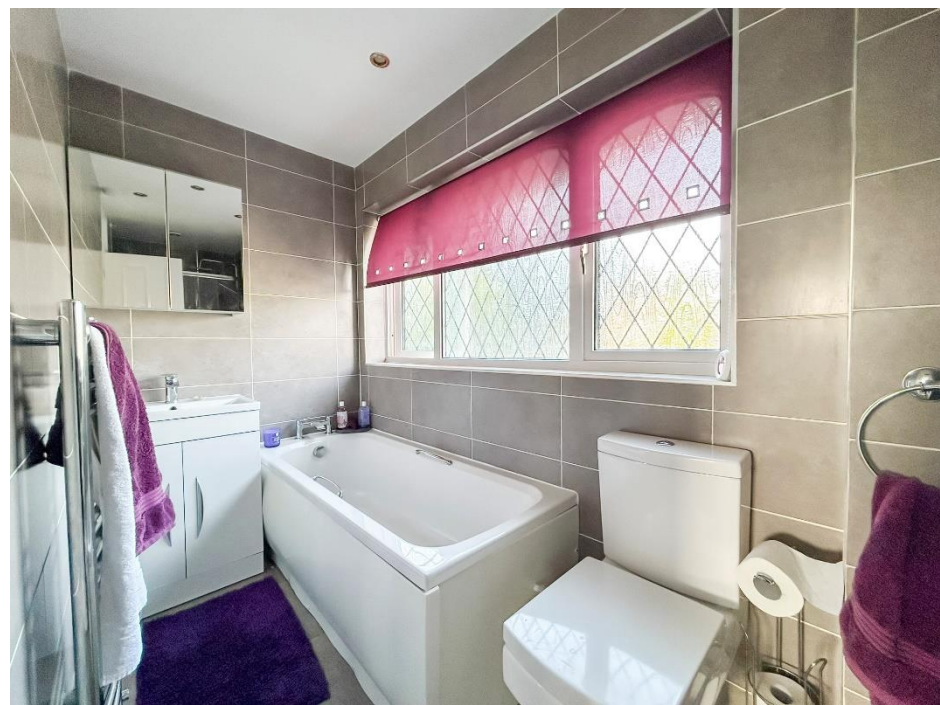


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 2nd August 2024