



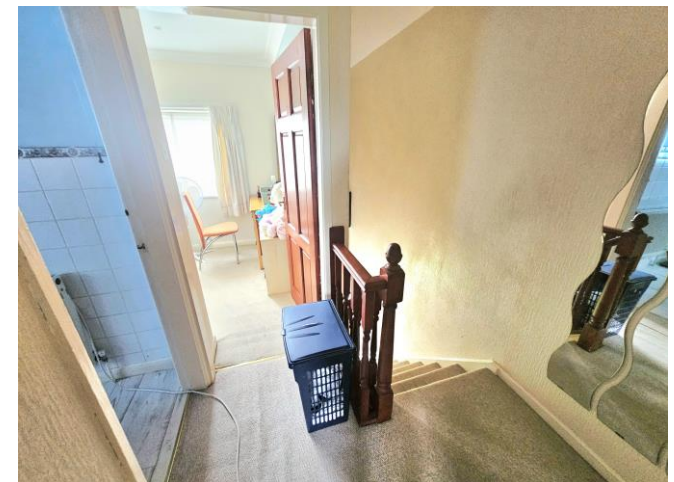
Silvermead Road,
Sutton Coldfield, B73 5SR

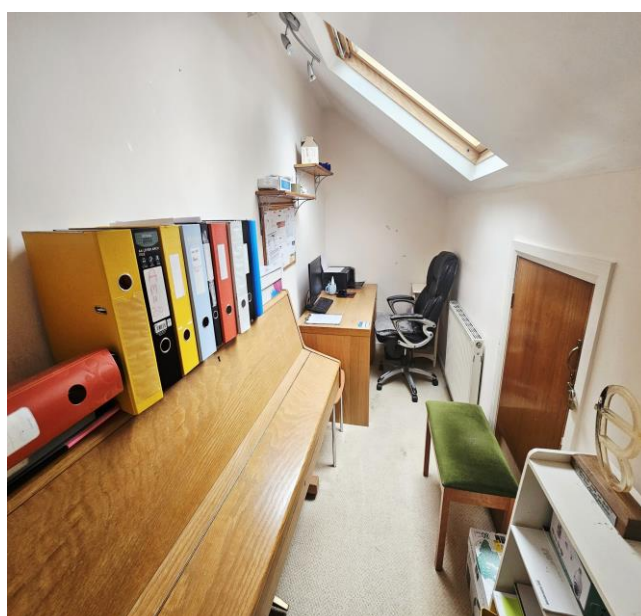
£525,000

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OFFERED FOR SALE WITH NO UPWARD CHAIN, VACANT POSSESSION UPON COMPLETION - Located in a highly desired residential location with access to both road and rail routes immediately to hand, this expansive detached family home is a must for viewing. The property briefly comprises an entrance hallway, rear lounge/diner with views over the rear garden, a front sitting room or optional fourth bedroom and a fitted kitchen with a range of matching base and wall units with working surfaces thereto. To the first floor are three good size bedrooms with a separate study room and family bathroom with full suite to include panel bath and separate shower cubicle, to the ground floor is a further W.C. To the outside, the property benefits from a lawned rear garden with patio. To the fore is substantial off-road parking to a driveway and double tandem garage. Viewing is highly recommended and via Paul Carr Boldmere Office.





Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN, VACANT POSSESSION UPON COMPLETION.
LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND BEYOND
EXCELLENT LIVING ROOM WITH OPEN PLAN DINING AREA WITH VIEWS TO THE REAR GARDEN
FRONT SITTING ROOM OR OPTIONAL FOURTH BEDROOM
FITTED KITCHEN

Entrance Hall
Kitchen 3.98m (13'1") x 3.00m (9'10")
Sitting Room 3.42m (11'3") x 2.93m (9'7")
Lounge 4.23m (13'11") x 3.63m (11'11")
Garage 6.92m (22'8") max x 3.88m (12'9")
Dining Area 4.42m (14'6") x 3.63m (11'11")

Bedroom 2 4.30m (14'1") x 2.11m (6'11")
Hall
Bathroom 3.48m (11'5") max x 1.80m (5'11")
Bedroom 1 4.39m (14'5") x 3.00m (9'10")
Bedroom 3 3.14m (10'4") x 2.53m (8'4")
Study 3.43m (11'3") x 1.49m (4'11")

Agent's Note:

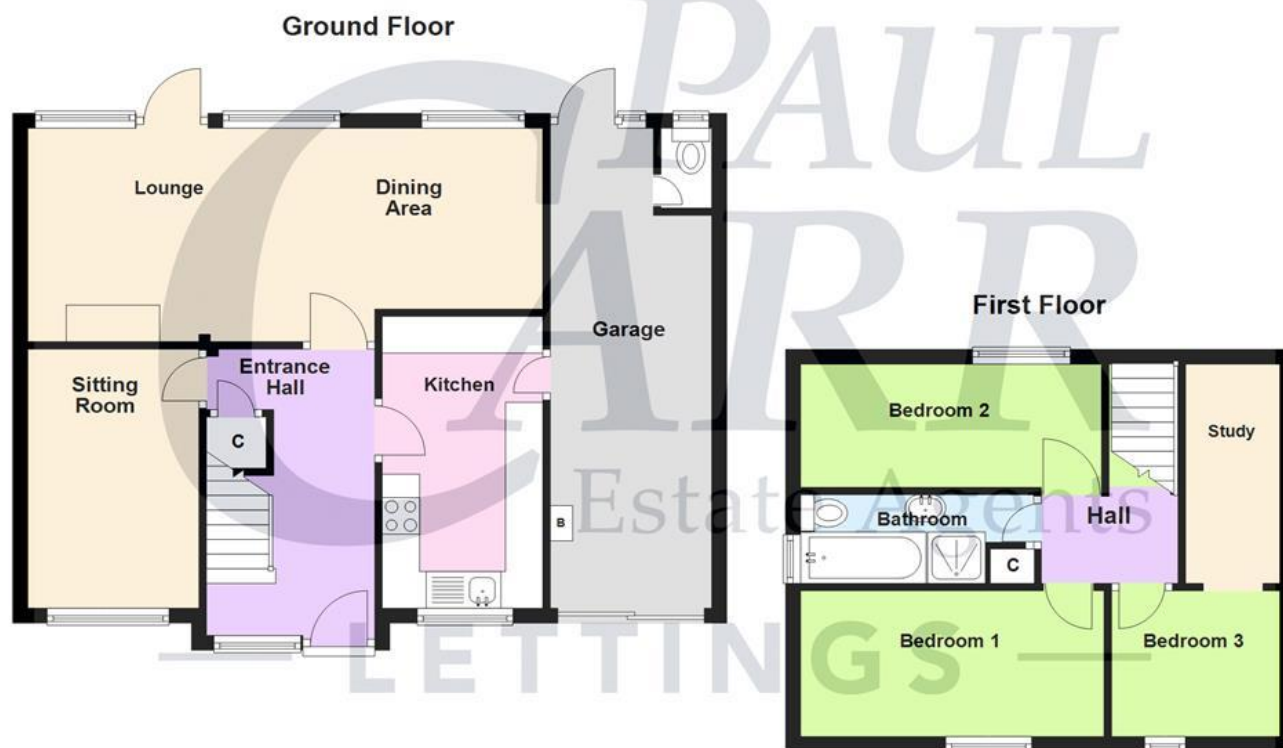
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 4th November 2025

Viewer's Note:

Services connected: all
Council tax band: D
Tenure: Freehold
Other Charges: unknown

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

