



smarthomes

Silverbirch Road

Solihull, West Midlands, B91 2PJ

- A Substantial Semi-Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Breakfast Kitchen

£500,000

EPC Rating '71'





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway providing off road parking extending to garage door and UPVC double glazed window and door leading into

Enclosed Porch

With coat storage, tiled flooring and wooden door with glazed inserts leading through to



Entrance Hall

With wooden flooring, radiator with decorative cover, stairs leading to the first floor accommodation with useful under-stairs storage, ceiling light point and doors leading off to

Dining Room to Front

14' 2" x 10' 10" (4.32m x 3.3m) With radiator, coving to ceiling, ceiling light point with decorative rose, wooden flooring and double glazed bay window to front elevation

Lounge to Rear

With wooden flooring, two radiators, ceiling light point, coving to ceiling, fireplace, wall lighting, double glazed windows and door leading out to the rear garden



Breakfast Kitchen to Rear

17' 3" max x 10' 0" max (5.26m x 3.05m) Being fitted with a comprehensive range of wall, drawer and base units incorporating glazed display cabinets and display shelving, complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, five ring gas hob with extractor over, inset electric oven and grill, space for fridge and freezer, integrated dishwasher, space and plumbing for washing machine and tumble dryer, breakfast bar area, double glazed window to rear elevation, double glazed door leading out to the rear garden, radiator, tiled flooring and spot lights to ceiling



Reception Room Three/Study/Home Office to Front

14' 2" x 7' 0" (4.32m x 2.13m) With radiator, wooden flooring, double glazed window to front elevation, ceiling strip light, door to cloaks cupboard and door leading into

Guest WC

With wall mounted corner wash hand basin, WC with enclosed cistern and wall mounted flush, ceiling light point, tiled flooring and door leading into garage

Accommodation on the First Floor

Gallery Style Landing

With coving to ceiling, wooden flooring, built-in storage/airing cupboard, radiator, double glazed window to front elevation, further built-in storage/linen cupboard and doors radiating off to

Bedroom One to Front

16' 8" into bay x 10' 10" (5.08m x 3.3m) With double glazed bay window to front elevation, radiator, wooden flooring and ceiling light point

Bedroom Two to Rear

11' 5" x 10' 10" (3.48m x 3.3m) With double glazed window to rear elevation, radiator, laminate flooring and ceiling light point





Bedroom Three to Rear

12' 5" x 7' 6" (3.78m x 2.29m) With double glazed window to rear elevation, radiator, laminate flooring and ceiling light point

Bedroom Four to Front

11' 6" x 7' 1" (3.58m x 2.16m) With double glazed window to front elevation, radiator, laminate flooring and ceiling light point

Four Piece Family Bathroom

9' 6" x 8' 0" (2.9m x 2.44m) Being fitted with a four piece suite comprising panelled corner bath with mixer tap and shower attachment, WC with enclosed cistern and wall mounted flush, vanity wash hand basin and shower enclosure with power shower, two obscure double glazed windows, tiling to walls, period style radiator incorporating towel rail and ceiling light point



Garage

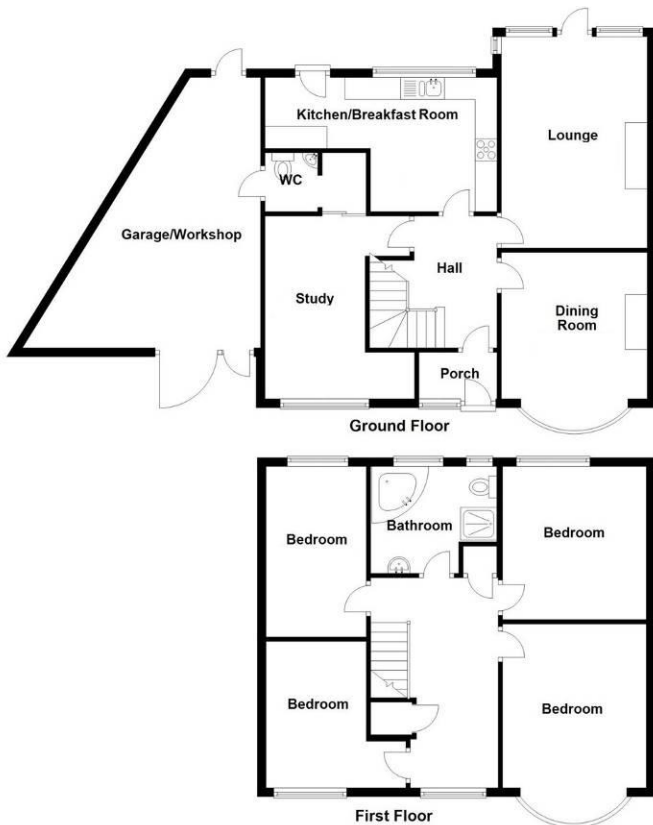
18' 9" max x 16' 4" max 5' 6" min (5.72m x 4.98m) With garage door to driveway, door to guest WC, central heating boiler, power points, lighting and door to rear garden. The garage along with the adjacent home office offer the potential for conversion into a separate annex subject to planning permission and building regulations

South Facing Rear Garden

Having a paved patio, raised lawned area, fencing to boundaries and terrace to rear with potting shed

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements