



## Silvermead Court

Silver Street, Wythall

- A Spacious & Well Presented Two Double Bedroom Apartment
- Fitted Breakfast Kitchen & Modern Re-Fitted Shower Room
- Immaculate Landscaped Communal Gardens & Garage En-Bloc
- Extended Lease with 163 Years and No Ground Rent

**Offers Over £250,000**

Current EPC Rating - C  
Current Council Tax Band - D





## Property Description

A spacious and well presented first floor apartment benefiting from an extended lease and no ground rent. The property is situated in a very well maintained complex for the over 50's and offers accommodation comprising a spacious lounge/diner, fitted breakfast kitchen, two large double bedrooms, modern re-fitted shower room, garage en-bloc, ample residents and visitors parking, immaculately presented communal gardens and access to a residents lounge

Wythall and Hollywood are superb locations providing good transport links to Birmingham City Centre and the M42. Nearby railway stations include Wythall and Whitlocks End offering commuter services between Birmingham and Stratford-Upon-Avon. There is the added benefit of local shops at nearby Drakes Cross Parade, May Lane, Station Road and easy road access along the Alcester Road leading to the Maypole island with Sainsburys supermarket.



## Rooms & Measurements

Private Entrance Hallway

Large Storage Cupboard 2.49m x 1.7m (8'2" x 5'7")

Spacious Dual Aspect Lounge/Diner 6.58m x 3.99m (21'7" x 13'1")

Fitted Breakfast Kitchen to Front 4.8m x 2.08m (15'9" x 6'10")

Large Double Bedroom One to Side 6.3m x 3.25m (20'8" x 10'8")

Spacious Walk in Wardrobe 3.51m x 1.7m (11'6" x 5'7")

Large Double Bedroom Two to Side 5.21m x 2.46m (17'1" x 8'1")

Modern Re-Fitted Shower Room to Side 2.74m x 1.91m (9'0" x 6'3")

### Tenure

We are advised by the vendor that the property is leasehold with an extended lease with approx. 163 years remaining on the lease, a service charge of approx. £1,500 per annum and no ground rent payable. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Vendor. Current council tax band – D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are 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 are advised to recheck the measurements.