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Silverdale Gardens
Wordsley, Stourbridge

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2 Silverdale Gardens, Wordsley, Stourbridge DY8 5NU

This much improved David Payne 4 Bedroom Detached Family Home enjoys a great position just into this sought after cul-de-sac leading off Mellowdew Road and is set behind a lawned fore garden with rockery beds, good size block paved Driveway, providing off road parking, leading to the Carport and Garage and there is side access on both sides of the property.

The property is well placed for local amenities/schools and nearby countryside walks and is stylish and well presented throughout having been re-appointed to a high standard and further benefits from the addition of a good size rear Conservatory taking full advantage of the East facing Rear Garden.

With gas central heating, UPVC double glazing and comprising: Through Reception Hall, Refitted Guest Cloakroom, generous Lounge, rear Conservatory, separate Dining Room, Refitted Breakfast Kitchen, Utility, Landing, 4 Bedrooms (all with wardrobes and Bedroom 1 with Refitted En-Suite) and Refitted House Shower Room.

OVERALL, A WELL UPDATED AND IMPROVED FAMILY HOME IN A DESIRABLE LOCATION. INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

On the Ground Floor there is a through Reception Hall with UPVC double glazed front door and side screens, stairs to 1st Floor with oak spindle balustrade and doors leading off.

The Guest Cloakroom has been refitted with a modern white suite including wc with grey concealed cistern, combined basin with grey vanity cupboard below, part tiled walls and X-pelair.

The Lounge is a generous size with UPVC double glazed bow window to front, feature Mantel fireplace with hearth and inset fire and rear UPVC double glazed patio door opening to the Conservatory.

The Conservatory is UPVC double glazed with brick base, top opening windows, tiled floor with electric underfloor heating and UPVC double glazed doors to the Garden.

On the other side of the Hall there is a separate Dining Room with front UPVC double glazed window.

There is Breakfast Kitchen, refitted with a range of modern oak style wall/base cupboards, contrasting worktops, tiled splash backs, sink and mixer tap, Flavel built-in double oven, ceramic hob with cooker hood over, integrated dishwasher, UPVC double glazed rear window, breakfast bar, tiled floor and recessed ceiling lights. A door gives access to the Utility having rear UPVC double glazed window, part double glazed UPVC rear door, tiled floor, wall cupboard and part tiling.

On the 1st Floor there is a Landing having Airing Cupboard (with Ideal gas central heating boiler) and doors to 4 Bedrooms and Shower Room.

Bedroom 1 has a range of built-in wardrobes, loft access (with ladder), UPVC double glazed window and door to the refitted En-Suite, being L shaped and having a white suite with corner shower cubicle with curved screen doors, wc, with concealed cistern, basin with vanity cupboard below and side cupboards, chrome ladder radiator, tiled walls, UPVC double glazed window, shaver point and recessed ceiling lights.





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There are 3 further Bedrooms all with UPVC double glazed window. Bedroom 2 with 2 double built-in wardrobes having top cupboards and adjoining desk with shelf unit over Bedroom 3 has a range of wardrobes with 2 large sliding doors and Bedroom 4 with built-in double wardrobe with top cupboard and 2 further double top cupboards.

There is a refitted Shower Room having a white suite with walk-in shower having side screen and waterfall shower, wc with grey concealed cistern, semi-recessed basin with grey vanity cupboard below, tiled walls, chrome ladder radiator, recessed ceiling lights and UPVC double glazed window.

The Garage has an electric shutter door, UPVC double glazed window, strip light and part double glazed UPVC side pedestrian door to the Garden. There is also a Carport to the front.

The Rear Garden is East facing and has side access on both sides with gate to front. There is a block paved patio, gently sloping lawn with borders, left corner patio, together with a greenhouse and shed.

At the front there is a lawned fore garden with 2 rockery beds and block paved Driveway providing off road parking.

Tenure: Freehold
Council Tax Band: E

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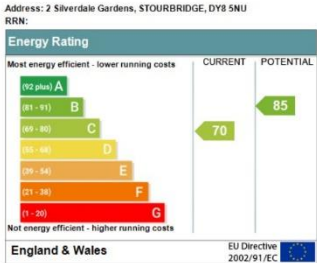
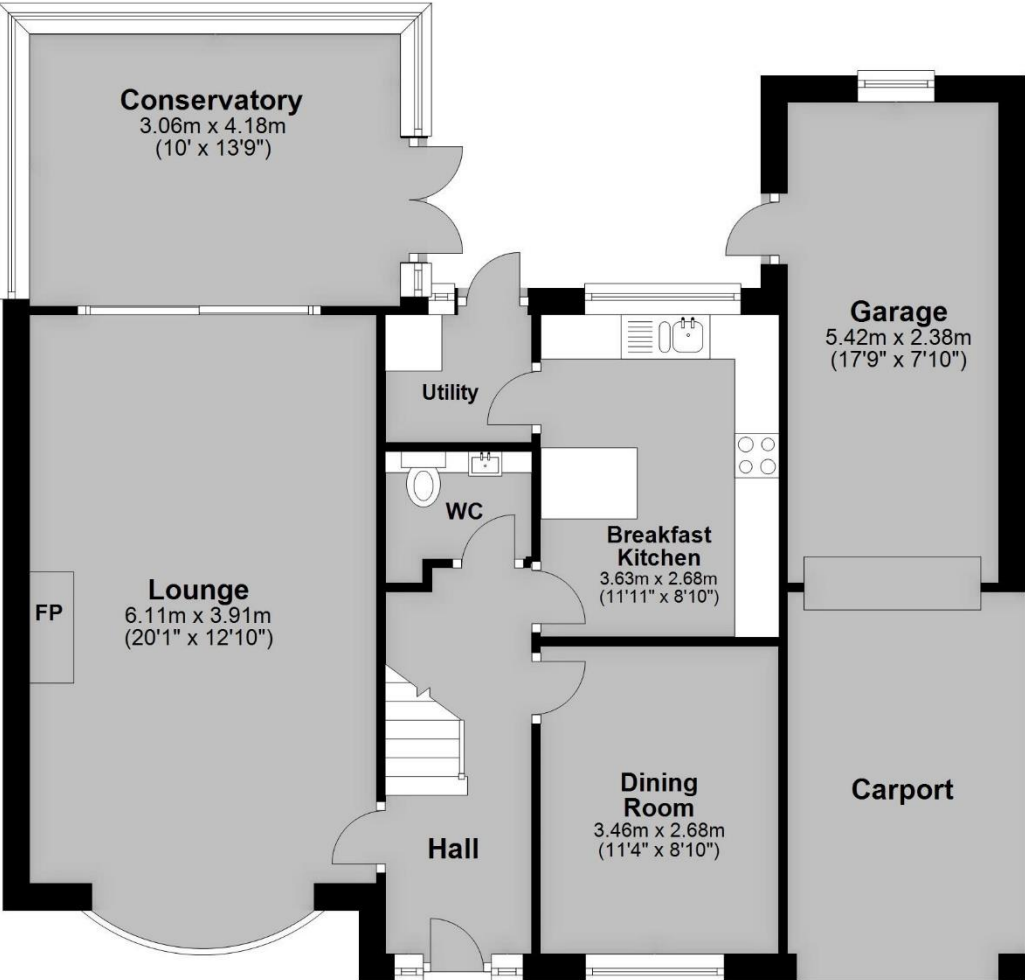




FLOOR PLANS

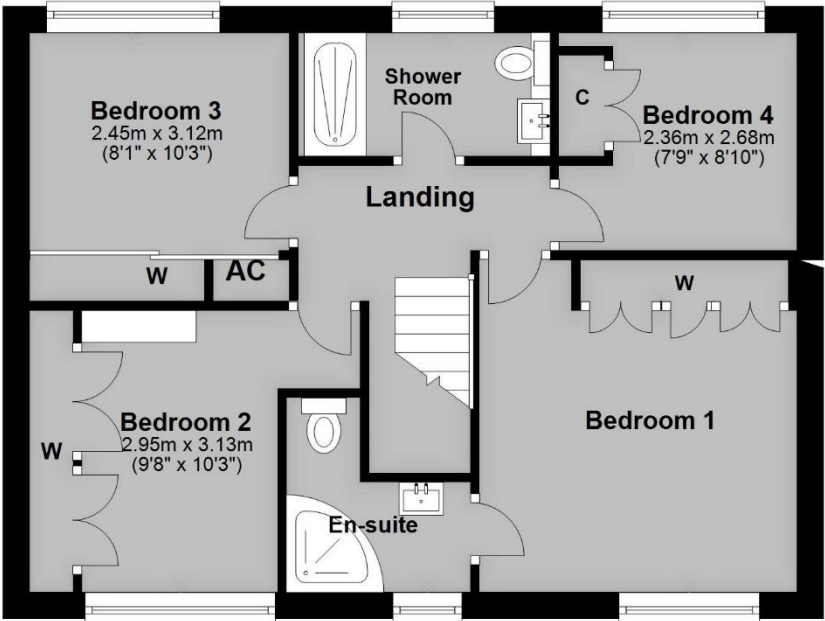
Ground Floor

Approx. 93.7 sq. metres (1008.6 sq. feet)



First Floor

Approx. 54.1 sq. metres (581.9 sq. feet)



Total area: approx. 147.8 sq. metres (1590.5 sq. feet)



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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