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Silverdale Gardens
Wordsley, Stourbridge

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41 Silverdale Gardens, Wordsley, Stourbridge DY8 5NU

This David Payne 4 Bedroom Detached Family Home has been much improved and re-appointed and enjoys an excellent end position within this highly desirable cul-de-sac, leading off Mellowdew Road and is set back in an elevated position with lawned fore garden having centre steps and with Block Paved Driveway.

The property benefits from gas central heating, double glazing and offers accommodation over 2 Floors comprising: Reception Hall with oak floor, Guest Cloakroom with white suite, front Lounge with mantel fireplace and rear Conservatory off, rear Sitting Room with Store off, Dining Room, stylish modern Kitchen, Landing, 4 Bedrooms (Bedroom 1 with wardrobes and modern white En-Suite Shower Room), Refitted Shower Room with white suite, Garage and Rear Garden.

OVERALL, THIS IS A GENEROUS SIZE FAMILY HOME, ATTRACTIVELY PRESENTED & STYLISH WHERE VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Reception Hall having composite double glazed front door having obscure UPVC double glazed side screens, oak floor, radiator, stairs to 1st Floor with spindle balustrade and low level store below and doors leading off.

The Guest Cloakroom has a modern white suite, including wc, basin with vanity cupboard below, oak floor, tiled walls and extractor.

There is a generous size Lounge, to the front, having a mantel fireplace having hearth and inset fire, UPVC double glazed bow window, radiator and UPVC double glazed patio door to the Rear Conservatory being UPVC double glazed with 2 opening windows, doors to Garden and laminate floor.

The Sitting Room leads off the Hall and provides the link to the Dining Room and the Kitchen. It has UPVC double glazed doors to the Garden, laminate floor, recessed ceiling lights, vertical radiator, part glazed doors to Kitchen, sliding glazed doors to the Dining Room and door to Walk-in Store with UPVC double glazed rear window and recessed ceiling lights.

The Dining Room is located to the front and has a UPVC double glazed window, laminate floor, radiator and recessed ceiling lights.

There is a good size Kitchen having a range of cream shaker style units, contrasting worktops, tiled splashbacks, sink and mixer tap, under cupboard lights, UPVC double glazed rear window, recessed ceiling lights, sky light, low level plinth lights, vertical radiator, Logik Range Cooker with cooker hood over, Hotpoint freestanding fridge/freezer, appliance spaces, wine rack, Worcester gas central heating boiler (in cupboard) and obscure UPVC double glazed door to Garden.

On the 1st Floor there is a Landing with loft access (having ladder), Linen Cupboard and doors to 4 Bedrooms & Shower Room.



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Bedroom 1 is a good size double room having a range of walnut style wardrobes, with bedside cupboards and bridging top cupboards, UPVC double glazed window, radiator and door to the En-Suite Shower Room, being L shaped, with white suite, corner quadrant shower enclosure with curved screen doors, wc with concealed cistern, feature basin with vanity cupboards below, recessed ceiling lights, chrome ladder radiator, tiled walls, extractor and obscure UPVC double glazed front window.

There are 3 further Bedrooms each with UPVC double glazed window and radiator and Bedroom 2 & 3 with recessed ceiling lights.

The House Shower Room has been refitted with a modern white suite including a quadrant shower enclosure with tiling, curved screen doors and waterfall shower, basin with tiled splash back, wc, obscure UPVC double glazed window, chrome ladder radiator and recessed ceiling lights.

The single Garage has side opening doors, strip light and tap.

The Rear Garden has a generous size decking patio, with paved area to side, retaining wall and centre steps to gently elevated lawn with pathway to shed, corner pergola, side path and gate to front.

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: E

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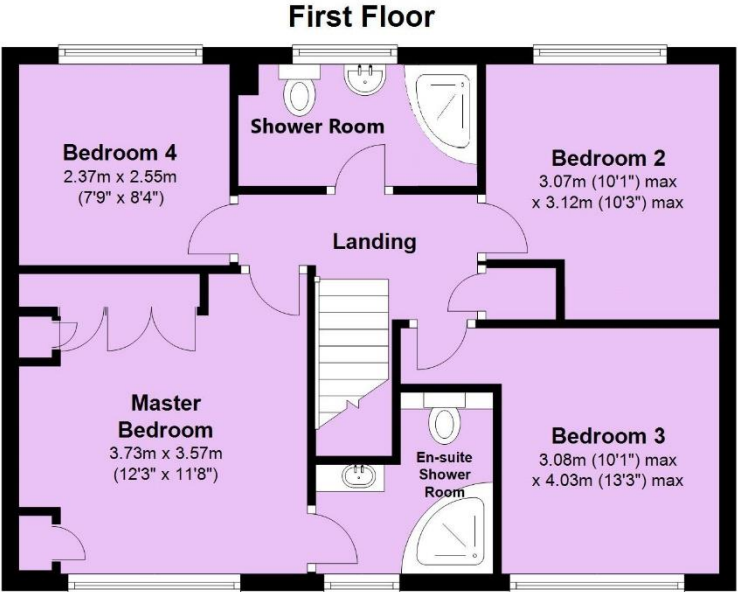
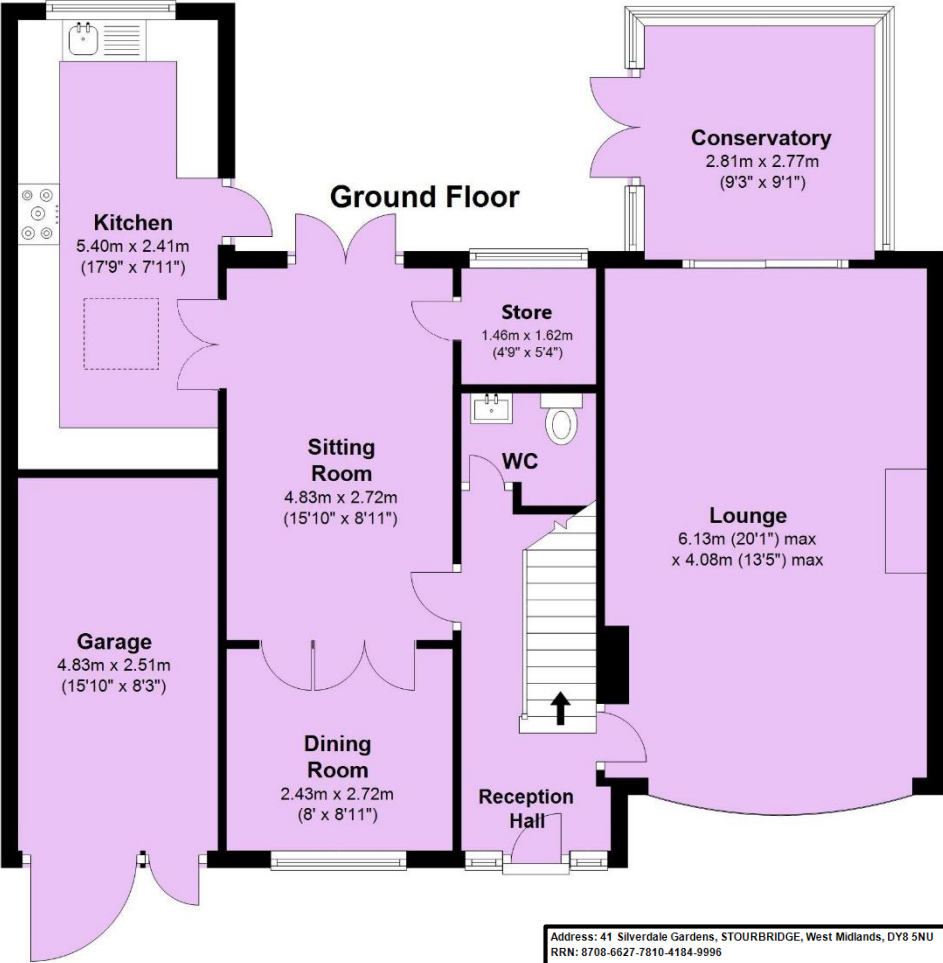
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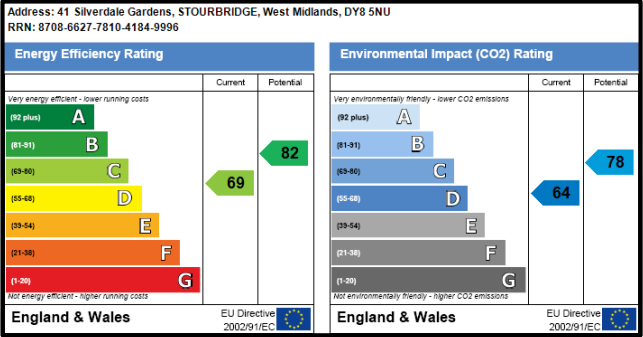


FLOOR PLANS

Approximate Gross Internal Floor Area:
Ground Floor (exc. Garage): 79sq m, 850sq ft
Garage: 11sq m, 118sq ft
First Floor: 52sq m, 558sq ft



E.C.L.
EnergyCom Ltd



Produced by ECL www.energy-survey.com
This Floor Plan is presented as general guidance only.
It cannot be relied upon as a statement of fact.



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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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