



20 Silverdale Gardens, Stourbridge, DY8 5NU

BERRIMAN
EATON

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This is a detached family home which has been extensively remodelled and refurbished to an exceptionally high standard. There is a full width driveway suitable for parking and a landscaped, south facing rear garden. It briefly comprises entrance hall, living room, modern dining kitchen, utility room, cloakroom/WC and an additional recreational room with log burner overlooking the garden. There are four well proportioned bedrooms, family bathroom and en-suite shower. The property benefits from double glazing and central heating.

EPC : D
WOMBOURNE OFFICE

LOCATION

Silverdale Gardens is a desirable cul de sac located on this popular residential estate situated just off Lawnswood Road, which has excellent access to Kingswinford and surrounding areas. There are excellent schools in the local area, in both primary and secondary sectors, and transport links to Wolverhampton, Dudley & Stourbridge are close by. For the avid walker/sportsperson the property is very close to King George V park for outdoor recreational activities.

DESCRIPTION

Silverdale Gardens is a detached family home which has been extensively remodelled and refurbished to an exceptionally high standard. There is a full width driveway suitable for parking several vehicles off road and a perfectly landscaped, south facing rear garden. The internal accommodation briefly comprises entrance hall, spacious living room, modern dining kitchen, separate utility room, cloakroom/WC and an additional multi purpose recreational room with log burner overlooking the garden. To the first floor there are four well proportioned bedrooms, family bathroom and en-suite shower. The property benefits from double glazing and central heating.

ACCOMMODATION

The ENTRANCE HALL is accessed through a composite door with opaque inserts and matching side windows, engineered oak flooring, staircase rising to the first floor, vertical radiators, spotlights and understairs storage cupboard which houses the megaflo tank. The LIVING ROOM has double glazed walk in bay window to the front elevation, engineered oak flooring, log burner and side shelving, spotlights and radiator and double doors into the KITCHEN/DINING ROOM. The dining area has double glazed French doors onto the rear garden. The kitchen area is fitted with a range of wall and base units with complementary work surfaces, one and half bowl sink and drainer with mixer tap, space for a range style oven and fitted extractor, space for fridge and freezer, integrated dishwasher, spotlights, tiled flooring and plinth lights. The LOBBY has engineered oak flooring and gives access to the GARAGE, which has an electric roller shutter door and wall mounted central heating boiler; CLOAKROOM which has a low level WC which incorporates the vanity wash hand basin UTILITY ROOM which has fitted worksurfaces with plumbing and space for a washing machine, tumble dryer and wine cooler. There is a hanging rail and spotlights. There is a MULTI PURPOSE RECREATIONAL room which has a double glazed lantern, double glazed French doors, log burner and engineered oak flooring.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the side elevation, glass panelling and a vertical radiator. The FAMILY BATHROOM is fitted with a white suite which comprises a P shaped bath with multi head shower and body jets with a glazed screen, vanity wash hand basin incorporating the low level WC, double glazed opaque window to the side elevation, tiled walls, spotlights and heated towel rail. The PRINCIPAL BEDROOM has a double glazed window to the rear elevation, radiator and door into the EN-SUITE, which has a walk in shower cubicle with multi headed shower and body jets, His & Hers vanity wash hand basin and mixer taps, low level WC, part tiling to the walls, spotlights and double glazed opaque window to the side elevation. DOUBLE BEDROOM has double glazed window to the rear elevation and radiator. DOUBLE BEDROOM has a double glazed window and radiator. The FOURTH BEDROOM has a double glazed window to the front elevation, radiator and spotlights.

OUTSIDE

To the front of the property there is a tarmac driveway suitable for parking several vehicles off road. The REAR GARDEN is a particular feature of the property due to its presentation and south facing orientation and has a full width patio area with steps up to a lawned area with well stocked and planted borders enclosed by fencing, with hardstanding for a shed.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND E – Dudley CC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

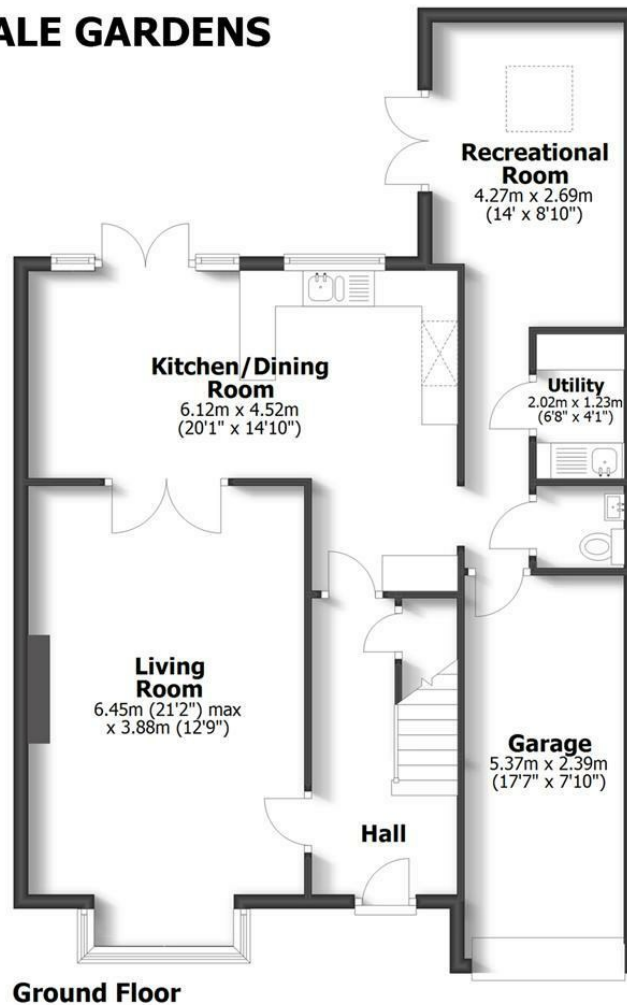
Offers In The Region Of
£500,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**20 SILVERDALE GARDENS
WORDSLEY**



HOUSE: 128.6sq.m. 1384sq.ft.
 GARAGE: 12.8sq.m. 138sq.ft.
TOTAL: 141.4sq.m. 1522sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE

