



# Silvermead Court, Silver Street, Offers Around £237,500

- HALLWAY
- KITCHEN
- GROUND FLOOR BATHROOM
- FIRST FLOOR BATHROOM
- COMMUNAL GARDENS
- LOUNGE DINER
- GROUND FLOOR BEDROOM
- TWO FIRST FLOOR BEDROOMS
- ALLOCATED PARKING
- OVER 50'S

Situated in this popular retirement development for the over 50's on Silver Street with well tended communal gardens, allocated parking and communal lounge. This most versatile, spacious and well presented property is ideally appointed for the wealth of local facilities and amenities of Wythall and Hollywood.

On the Alcester Road nearby Drakes Cross Parade offers a selection of local shops and services and is within a short walk of the property. Local doctors are available both in Wythall and Hollywood and just over the road is Wythall Park and the facilities of Wythall Community Association offering social, leisure and sporting events within it's 37 acres.

The property is situated with easy access to Shirley along Truemans Heath Lane and one can continue back through Hollywood to Sainsbury's at the Maypole island, which also provides access to Birmingham city centre and the southern Birmingham suburbs, along with the Hollywood by-pass which links to the M42, forming the hub of the national motorway network.

There are railway stations nearby at Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham.

A paved footpath with lawned foregarden leads to a UPVC double glazed door opening into

### **HALLWAY**

Having stairs rising to first floor accommodation, ceiling light point, central heating radiator and doors to the kitchen, bedroom 3, ground floor bathroom and

### **LOUNGE DINER**

**19'10 x 16'11 max (6.05m x 5.16m max)**



Having UPVC double glazed windows and sliding patio doors to the front, two ceiling light points, two central heating radiators and fireplace with inset gas fire



### **KITCHEN**

**9'5 x 8'7 (2.87m x 2.62m)**



Having wall and base units with butchers work surface over with inset sink and drainer, space for cooker with extractor over, space for fridge and washing machine, ceramic wall tiles, ceiling light point, central heating radiator and UPVC double glazed window to the side

### **BEDROOM 3**

**11'11 x 8'8 max (3.63m x 2.64m max)**

Having UPVC double glazed window to the side, ceiling light point and central heating radiator

## GROUND FLOOR BATHROOM



Having panelled bath with shower over, low level WC, pedestal wash hand basin, low level WC, ceramic wall tiles, ceiling light point, central heating radiator and airing cupboard

## LANDING

Having doors to two bedrooms and bathroom

## BEDROOM 1

17'0 x 13'9 max (5.18m x 4.19m max)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in wardrobes and cupboard

## BEDROOM 2

14'7 x 7'4 max (4.45m x 2.24m max)



Having Velux window, ceiling light point, central heating radiator and large built in double wardrobe

## FIRST FLOOR BATHROOM



Having panelled bath with shower over, low level WC, pedestal wash hand basin, low level WC, ceramic wall tiles, ceiling light point and central heating radiator

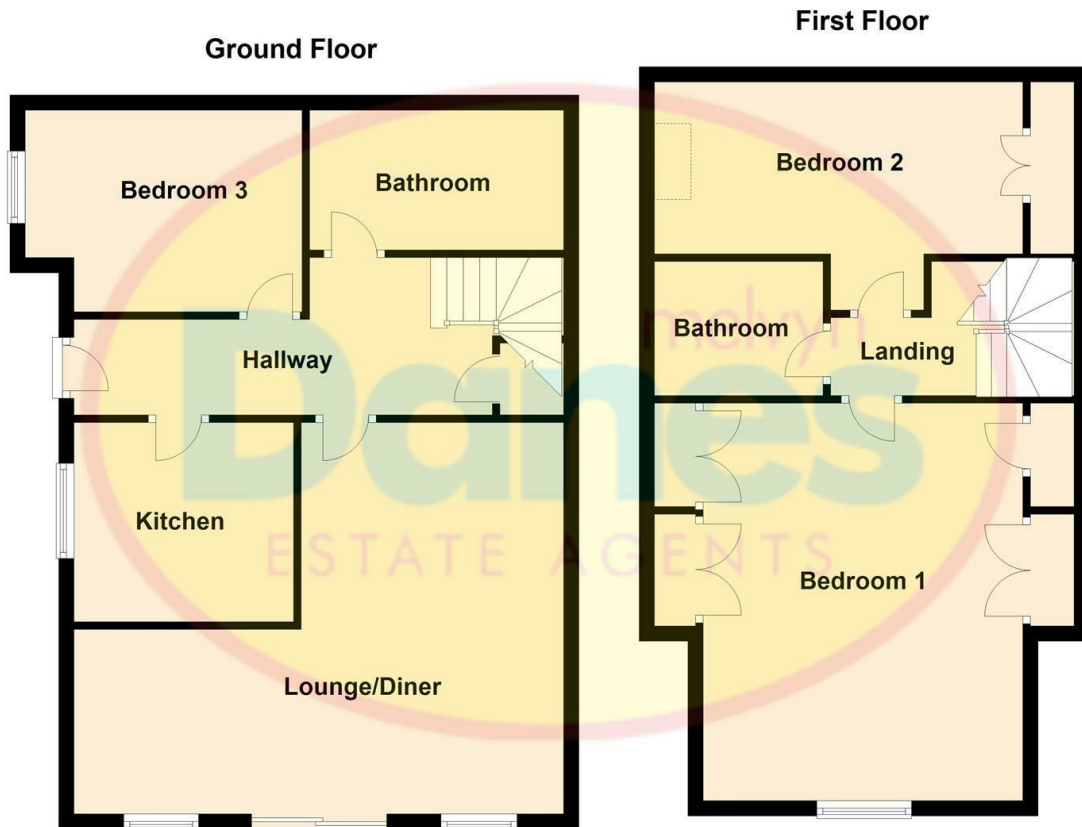
## ALLOCATED PARKING

## COMMUNAL GARDENS



## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



**TENURE:** We are advised that the property is leasehold with 76 years remaining. Service charge is £1,723.40 per annum and ground rent is £250.00 per annum, this is to be confirmed.

**COUNCIL TAX BAND:** D

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
23 Silvermead Court, Silver Street Wythall Birmingham B47 6LN

**Council Tax Band:** D

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

321 Alcester Road, Wythall, Birmingham, B47 5HJ

Tel: 01564 826 555 Email: wythall@melvyndanes.co.uk www.melvyndanes.co.uk