



## Silvermead Road, , Sutton Coldfield, B73 5SR

- Spaciously extended family home
- Two Reception Rooms
- Utility
- Bathroom and En-suite
- Small Private Garden
- Four excellent Bedrooms
- Fully Fitted Kitchen/Breakfast
- Guest Cloaks
- No Chain
- Council Tax Band E

**Asking Price £545,000**



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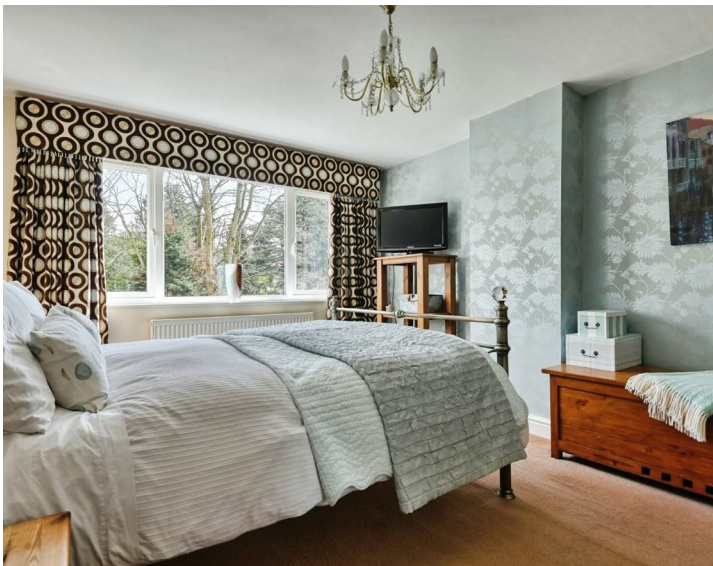
Superbly located off either Highbridge or Western Road, within very easy access of great local schools, Wylde Green Railway Station, Sutton Park and Boldmere Village, this superbly well maintained, thoughtfully extended family detached simply must be viewed to be fully appreciated. The gas centrally heated and double glazed accommodation, is immaculately presented and simply must be viewed to be fully appreciated. In brief, the property comprises; enclosed porch, reception hall with guest cloaks having white suite, family room, living room, refitted kitchen/breakfast room with oven, hob, extractor hood, dishwasher and fridge, separate utility room. Four first floor bedrooms, bedroom one with shower room ensuite, bedroom four with fitted wardrobes and well appointed family bathroom with white suite.

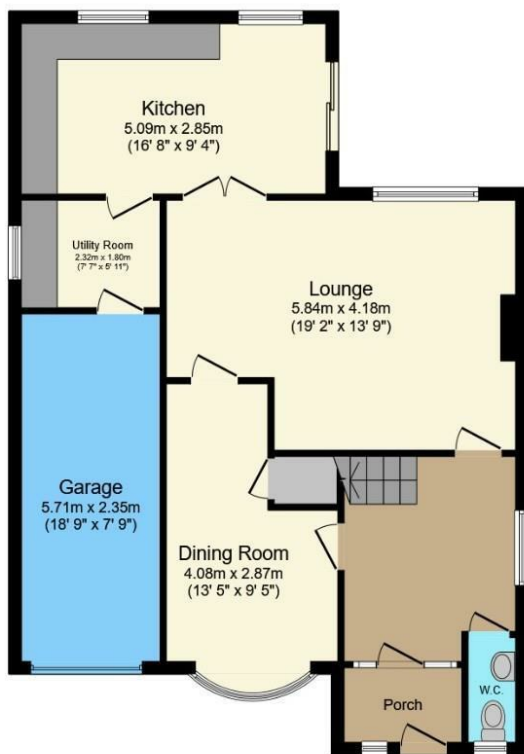
Outside, large single garage, front lawn with block paved driveway and easily managed rear garden with gated trades access.



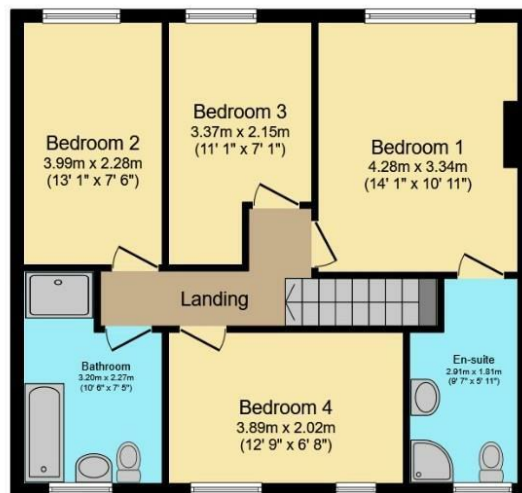


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**Ground Floor**



**First Floor**

Total floor area 147.0 m<sup>2</sup> (1,583 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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### Viewings

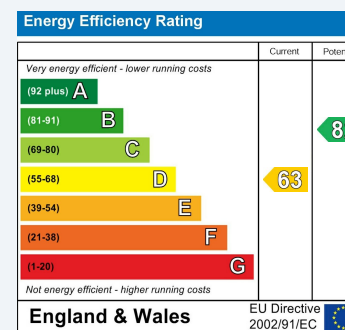
Please contact [sutton@hunters.com](mailto:sutton@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.