

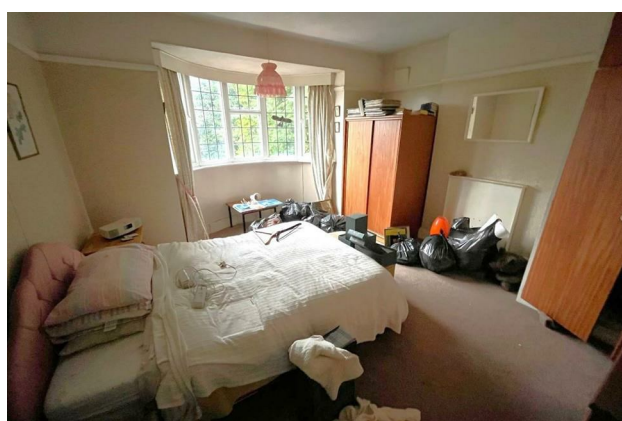
HUNTERS®

HERE TO GET *you* THERE

3 Silvermead Road, Sutton Coldfield, B73 5SR

By Auction £365,000

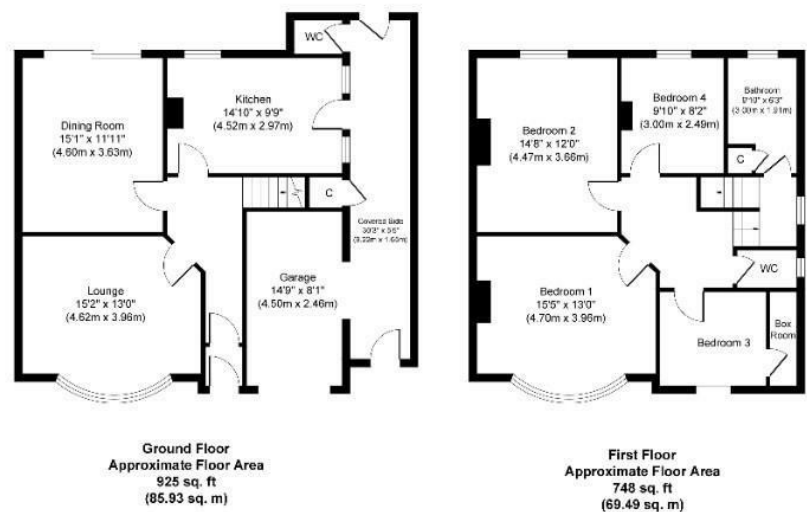
Property Images



Property Images



Floorplan

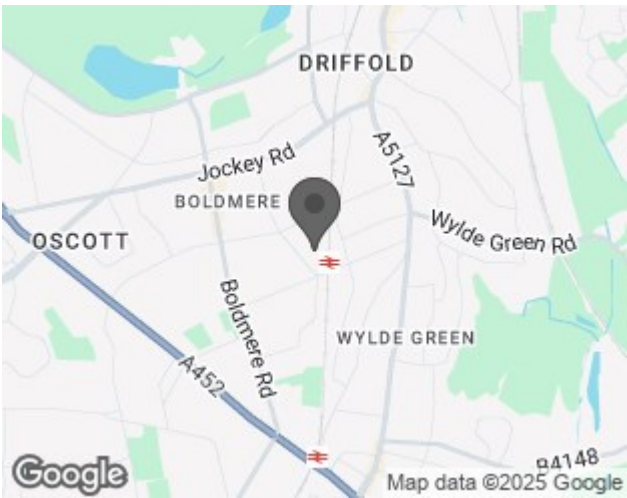


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Summary

*****REQUIRING COMPLETE REFURBISHMENT AND
MODERNISATION*****

***FOR SALE VIA THE MODERN METHOD OF AUCTION * GUIDE
PRICE £365,000 * BIDDING CLOSURES TBC * RESERVATION FEE
APPLIES ***

Situated just off Highbridge Road and enjoying a good sized private garden, backing onto the railway line, this fabulous traditional detached, requiring modernisation and refurbishment throughout, offers a terrific opportunity for improvement and extension (subject to planning permission). Having gas central heating and double glazing, the spacious and very competitively priced property is very accessible for Wylde Green railway station, Sutton Park, great local schools and Boldmere village.

The property briefly comprises; enclosed porch, hall with oak floor, 2 reception rooms with feature fireplaces, kitchen with Worcester combi boiler, covered side area having understairs cupboard, WC, doors to front and rear opening to garage. 4 first floor bedrooms and family bathroom with separate WC.

Front having mature shrub screening, lawn and drive approach, good sized mature rear garden with patio, lawn, hedge and tree screening.

Features

- FOR SALE VIA THE MODERN METHOD OF AUCTION • Fabulous opportunity • Traditional detached • 4 bedrooms • 2 reception rooms • Good sized garden • Garage • Much sought after location • Council Tax Band E