



Silvermere Park Way, BIRMINGHAM

**burchell**  
edwards



## Property Description

Attractive three-bed corner plot with potential to expand SSPP, in a sought-after spot, featuring a bright lounge, kitchen, three well-sized bedrooms and a generous rear garden.. The property also benefits from a converted garage, ideal as a home office or extra living space. Some areas offer scope to modernise, making this a strong value-add opportunity close to local amenities and transport links.

## Entrance Hallway

Central heating radiator and stairs to first floor accommodation.

## Guest W.C

Double glazed window to rear elevation, W.C, wash hand basin and central heating radiator.

## Lounge

Double glazed window to front elevation, double glazed doors to side elevation, central heating radiator and laminate flooring.

## Kitchen

Two double glazed windows to side elevation, double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob and oven, built in dishwasher, space for appliances, laminate flooring and central heating boiler housed.

## Landing

Double glazed window to rear elevation, loft access via hatch, central heating radiator and airing cupboard.

## Bedroom One

Double glazed windows to front and side elevations and central heating radiator.

## En-Suite

Double glazed window to front elevation, W.C, wash hand basin, shower and central heating radiator.

## Bedroom Two

Double glazed windows to side and rear elevations and central heating radiator.

## Bedroom Three

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, bath, W.C, wash hand basin and central heating radiator.

## Rear Garden

Laid to lawn, slabbed patio, side access to frontage, outside tap and access to garage.

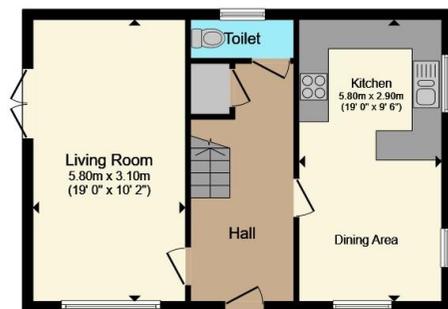
## Garage

Partitioning wall and shutters to front elevation.

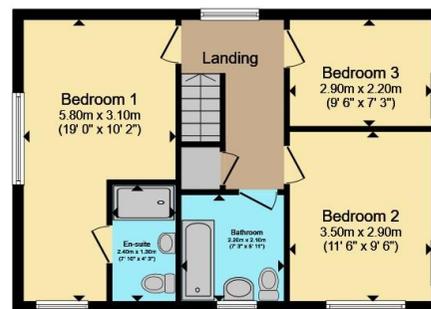




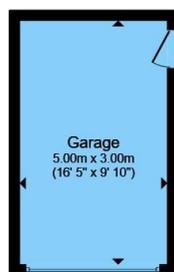




**Ground Floor**



**First Floor**



**Garage**

Total floor area 111.3 m<sup>2</sup> (1,198 sq.ft.) approx

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EPC Rating: Awaited  
 Council Tax Band: D

Service Charge: Ask Agent

Ground Rent: 229.32

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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