



1 Silver Birch Way, Whiteley, PO15 7GG

Offers In Excess Of £365,000



Silver Birch Way |  
Whiteley | PO15 7GG  
Offers In Excess Of £365,000

W&W are delighted to offer for sale this well presented & extended four bedroom detached family home. The property boasts four bedrooms, lounge, kitchen/dining room, downstairs cloakroom/utility room, conservatory & family bathroom. The property also benefits from a rear enclosed landscaped garden, garage & driveway parking.

Silver Birch Way is just a five minute walk to the shops, eateries and amenities of Whiteley Shopping Centre as well as the local primary school and leisure centre. Also easily accessed is Swanwick train station, the A27 & M27.





Well presented four bedroom detached family home

Versatile accommodation spanning across three floors

Welcoming entrance hallway

Replacement composite front door & porch

Spacious dual aspect lounge with bay window to the side

Kitchen/dining room enjoying integrated oven/hob, fridge/freezer with space for additional appliances

Downstairs utility room with space & plumbing for appliances leading into cloakroom comprising two piece suite

Conservatory with double doors opening out onto the rear garden

Main bedroom with open plan landing perfect for a hobby area/dressing space to the top floor with Velux windows & eaves storage

Three additional bedrooms to the first floor with two being dual aspect

Family bathroom comprising three piece white suite, built in storage cupboard & attractive mosaic style flooring

Replacement 'Viessmann' combination boiler

Replacement 2023 carpets to the stairs/landing & replacement internal doors throughout

Rear enclosed '2021' landscaped garden majority laid to lawn with paved patio area & raised sleepers

Garage with power & lighting

Driveway parking for vehicles with electric car charging point

Estate management charge approx. £260 PA

## ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

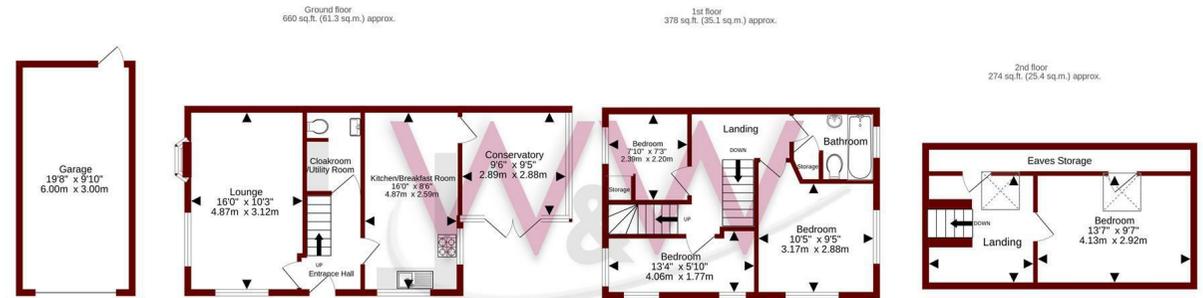
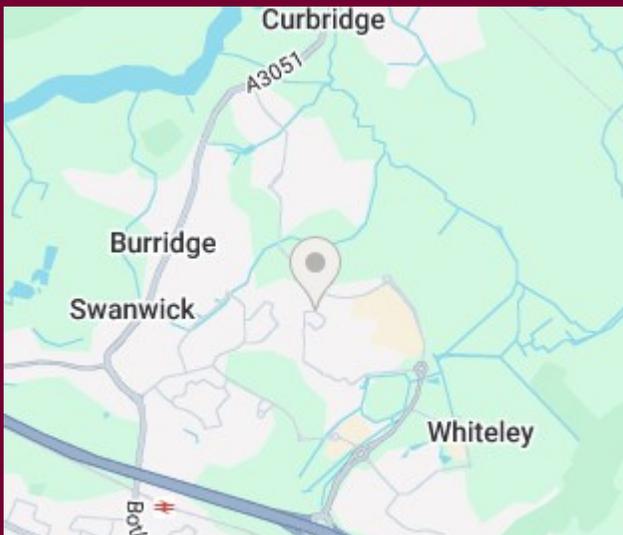
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 75                      | 79        |
| (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 |           |

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre  
 Whiteley Way  
 Whiteley  
 Hants  
 PO15 7PD  
 01489 580800  
 whiteley@walkerwaterer.co.uk  
 www.walkerwaterer.co.uk