



Connells

Silvermead Road
Sutton Coldfield



Property Description

Connells are proud to present an immaculately kept 4 bedroom detached family home in Boldmere, offering fantastic living space & generous bedroom sizes. Just a stone's throw away from Boldmere High Street, this home is superbly located with quick access to all local amenities, including popular restaurants, bars and high street shops. In the opposite direction, you'll find Wylde Green Train Station just 0.3 miles from the property and Sutton Coldfield Town Centre within a 2 mile journey. The property itself opens up into a stunning hallway, with access to a downstairs guest WC, 2 reception rooms & the staircase to the first floor. The main reception room boasts fantastic natural light via a South Easterly facing rear garden & leads through to a generously sized modern kitchen with space for a dining area. Off the kitchen, you'll find a good sized utility area before heading through to a single garage space leading back onto the driveway. To the front of the property you'll find the second reception room, ideal for a snug, kid's playroom or large office space, also having access to the kitchen & front entrance. Upstairs offers 4 generously sized bedrooms, all having previously featured double beds or larger. The main bedroom benefits from a stunning ensuite with modern utilities & overlooks the lovely rear garden with forest behind, creating a sense of privacy throughout. This property offers a good sized, block paved driveway with space for multiple cars. VIEWINGS RECOMMENDED

Entrance Porch/Hallway

A double glazed PVC door into a small entrance porchway and then through a single glazed wooden door into a spacious entrance hall with access to a guest WC, family lounge and dining room, stairs lead to first floor landing, radiator to wall.

Family Lounge

19' 2" x 13' 9" (5.84m x 4.19m)

A rear facing room overlooking the rear garden, having radiator to wall, access to the kitchen and the dining room

Dining Room

13' 4" plus the bay window x 9' 4" (4.06m plus the bay window x 2.84m)

A front facing room overlooking the driveway, having a built-in storage cupboard offering excellent storage space, large bay window and radiator to wall

Kitchen/Diner

16' 8" x 9' 4" (5.08m x 2.84m)

A fully integrated kitchen comprising a four ring gas hob and oven with filter hood over, integrated fridge/freezer, integrated dishwasher, radiator to wall, space for a dining table and chairs, French doors lead to the rear garden and door leads to utility room.

Utility Room

7' 6" x 5' 1" (2.29m x 1.55m)

Having integrated cupboard space, stainless steel sink and drainer unit, space and plumbing for a washing machine and door leads to garage.

Garage

18' 9" x 7' 9" (5.71m x 2.36m)

Having the property boiler, space for a tumble drier and electric sockets throughout.

First Floor Landing

Doors lead to bedrooms 1-4

Bedroom One

14' x 10' 11" (4.27m x 3.33m)

A rear facing bedroom overlooking the rear garden, having radiator to wall, space for wardrobes and door leads to en-suite shower room.

En-Suite Shower Room

A spacious en-suite comprising a tiled floor, shower cubicle, wash hand basin, low level flush WC and towel warmer radiator to wall.

Bedroom Two

11' 1" x 10' 11" (3.38m x 3.33m)

A rear facing bedroom overlooking the rear garden, having radiator to wall.

Bedroom Three

13' 1" x 7' 6" (3.99m x 2.29m)

A rear facing bedroom overlooking the rear garden, having radiator to wall, and fitted wardrobes.

Bedroom Four

12' 9" x 6' 8" to the wardrobes (3.89m x 2.03m to the wardrobes)

A front facing bedroom overlooking the driveway, having radiator to wall and fitted wardrobes.

Family Bathroom

Featuring a bath with a separate shower cubicle, low level flush WC, hand wash basin, frosted window and towel warmer radiator to wall.

Outside

Front

The property is accessed via a block paved front driveway offering ample off-road parking for multiple cars and small garden laid to lawn

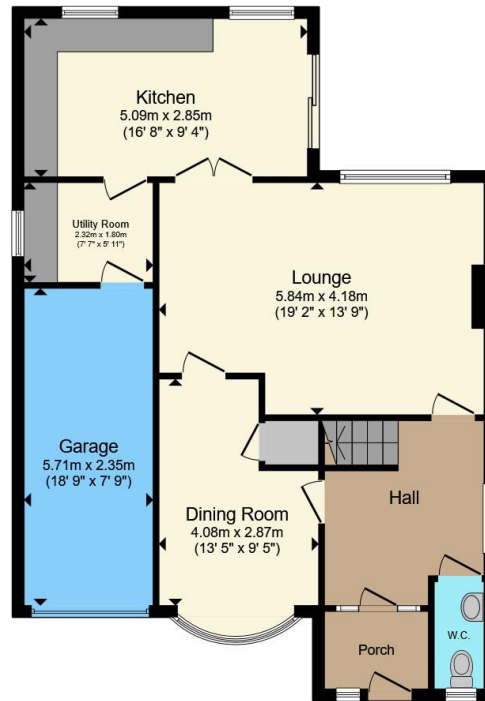
Rear Garden

Having a mostly laid to lawn garden and featuring a small patio area with a fenced perimeter.

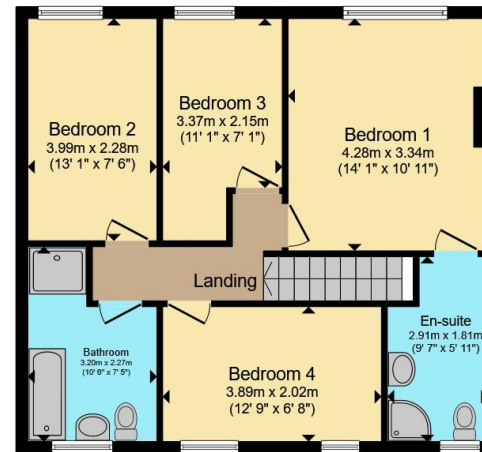








Ground Floor



First Floor

Total floor area 145.9 m² (1,571 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). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
SUTTON COLDFIELD B72 1XA

EPC Rating: D Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311005



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO311005 - 0002