



Silverthorne Avenue, Foxyards, Tipton
DY4 8AQ

Taylors

£244,950

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Set on a generous corner plot within the ever-popular Foxyards Estate, this well-proportioned three-bedroom home offers excellent potential and attractive living spaces throughout. The property features a welcoming entrance hallway with a useful cloaks cupboard, leading into a bright and spacious lounge-diner ideal for both relaxing and entertaining. The fitted kitchen provides practical storage and worktop space, with views over the rear garden.

Upstairs, the first-floor landing gives access to three good-sized bedrooms, all offering comfortable proportions, along with a family bathroom. The layout makes this an ideal home for couples, families, or anyone seeking a property with room to grow.

Externally, the property enjoys a particularly spacious rear and side garden thanks to its corner position, providing fantastic potential for further landscaping or outdoor living. There is also scope to create a sizeable driveway to the front, subject to any necessary planning consents. To the rear, a private driveway and garage offer additional parking and storage convenience.

Further benefits include gas central heating and UPVC double glazing, enhancing comfort and efficiency throughout the home. Located close to local amenities, schools, and transport links, this property presents an excellent opportunity in a sought-after residential location.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Accommodation briefly comprises :-

Hallway

Lounge: 11'9" x 11'5"

Dining room: 9'5" x 8'13"

Fitted Kitchen: 10'3" x 8'7"

FIRST FLOOR

First Floor landing

Bedroom: 12'5" max. x 11'2" max.

Bedroom: 9'12" x 8'9" with built in wardrobes

Bedroom: 6'7" x 6'3"

Bathroom: 7'8" x 5'8"

OUTSIDE

Attractive rear and side garden, garden to fore, driveway to rear, DETACHED GARAGE.

EPC - C. Council Tax - C. Tenure – Freehold.

Construction: Brick with a pitched interlocking tile roof. All mains services are connected.

Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-c

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

The logo for Taylors, featuring the word "Taylors" in a white, serif font on a dark blue rectangular background.



Council Tax Band: C

Tenure: Freehold

Property Type: Semi Detached House

Taylors

- GENEROUS CORNER PLOT
- SEMI DETACHED FAMILY HOME
- POTENTIAL FOR LARGE DRIVEWAY
- LOUNGE-DINER
- FITTED KITCHEN
- THREE GOOD-SIZED BEDROOMS
- SOUGHT AFTER FOXYARDS LOCATION
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- LARGE REAR & SIDE GARDENS
- GARAGE WITH DRIVEWAY TO REAR

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MISREPRESENTATION ACT 1967

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