



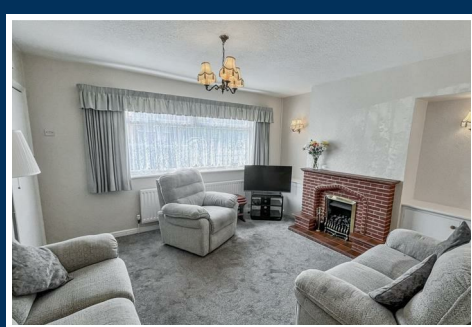
## 67 Silvertown Crescent

, Birmingham, B13 9NH

Offers Over £225,000



Lovely three bedroom semi-detached family home located in this quiet location off Springfield Road in Moseley with all it's associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Moseley Train Station. The property offers no upward and benefits from double glazing and central heating. The accommodation briefly consists; front garden and driveway, hallway, living room, kitchen, downstairs bathroom, garden room and access to a well maintained rear garden. To the first floor the property also offers three bedrooms. Energy Efficiency Rating D. To arrange your viewing to fully appreciate this lovely home please contact our Moseley Office.



### Approach

With front to rear access to garden, side lawn turfed area with decorative borders featuring flowers and mature shrubbery surround. Leading to UPVC front entrance door opening in to:

### Hallway

With stairs giving rise to first floor accommodation, double glazed opaque window to side aspect, ceiling light point, and further door opening in to:

### Living Room

14'3" x 12'0" (4.36m x 3.67m)

With double glazed window to the front aspect, central heating radiator, gas heated fireplace with brick surround and tiled hearth, wall mounted and ceiling mounted light points. Further door opening into under stair storage cupboard, with ceiling light point. Sliding door opening in to:

### Kitchen

8'10" x 11'5" (2.71m x 3.48m)

With wall and base units, marble effect work surfaces, stainless steel drainer with hot and cold mixer tap over. Space facility for fridge/freezer and cooker with extractor fan above. Tiling surround, single glazed window to rear aspect, ceiling and wall mounted light points. Door giving access to Vaillant boiler, Sun Room and further door opening in to:

### Shower Room

5'9" x 8'2" (1.76m x 2.50m)

With Lino floor covering, tiling to walls, walk-in shower cubicle and wall mounted Triton shower head above, sink vanity unit with mixer hot and cold tap over, double glazed opaque window to the rear aspect, ceiling extractor fan, ceiling light point, central heating towel rail.

### Sun Room

15'2" x 8'7" (4.64m x 2.63m)

With two ceiling light points, central heating radiator, space facility for washing machine, single glazed windows surround with accompanying window leading out to:

### First Floor Accommodation

With stairs giving rise to first floor accommodation, double glazed opaque window to side aspect, ceiling light point, loft access (not inspected), and doors giving access to:

### Bedroom One

10'2" x 17'9" (3.11m x 5.43m)

With two double glazed windows to the front aspect, central heating radiator, ceiling light point, over stair storage space providing you with useful storage.

### Bedroom Two

10'11" x 9'5" (3.33m x 2.88m)

With double glazed window to the rear aspect, central heating radiator, ceiling light point, door opening in to the airing cupboard which homes the water tank and useful storage space.

### Bedroom Three

7'11" x 7'7" (2.43m x 2.33m)

With double glazed window to the rear aspect, central heating radiator, ceiling light point.

### Garden

With paved patio area leading to lawned turf with decorative trees and shrubs to borders, fenced surround and side access. Additional single glazed shed looking out to side access.

### Council Tax Band

According to the Direct Gov website the Council Tax Band for 67, Silverton Crescent Birmingham, B13 9NH is band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation from your legal representative.





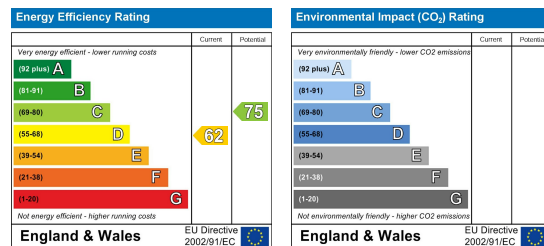
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.