

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a bright yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, lowercase, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

The main image shows the front of a two-story house with light green walls and a brown tiled roof. The house has a central front door with a small porch and a window above it. To the right, there is a brick extension. A large tree is on the left, and a paved path leads to the door. A wooden fence and green bins are on the right. The sky is blue with white clouds.

Silver Street

Wythall

Offers Around £215,000

## Description

Situated in this popular retirement development for the over 50's on Silver Street with well tended communal gardens, allocated parking and communal lounge. This well appointed and well presented two bedroom property is ideally situated for the wealth of local facilities and amenities of Wythall and Hollywood.

On the Alcester Road nearby Drakes Cross Parade offers a selection of local shops and services and is within a short walk of the property. Local doctors are available both in Wythall and Hollywood and just over the road is Wythall Park and the facilities of Wythall Community Association offering social, leisure and sporting events within it's 37 acres.

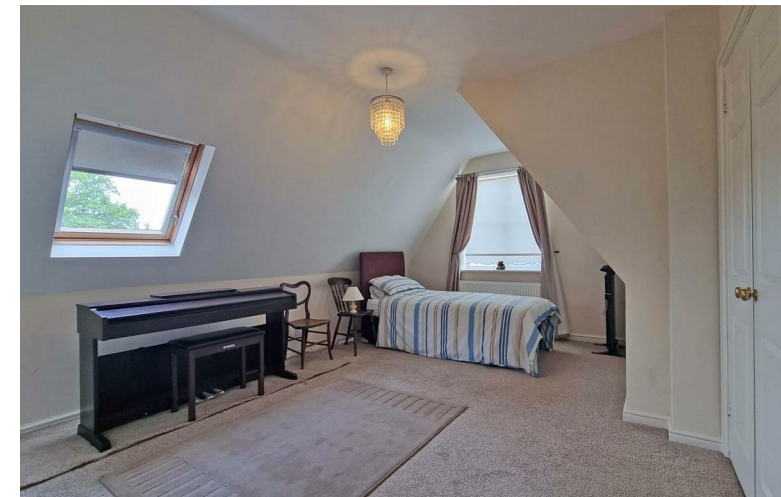
The property is situated with easy access to Shirley along Truemans Heath Lane and one can continue back through Hollywood to Sainsbury's at the Maypole island, which also provides access to Birmingham city centre and the southern Birmingham suburbs, along with the Hollywood bypass which links to the M42, forming the hub of the national motorway network.

There are railway stations nearby at Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham.

A paved footpath with lawned foregarden leads to a part glazed door opening into the hallway stairs to the first floor accommodation, and doors to an L shaped lounge diner with UPVC double glazed window to the front, fitted kitchen, guest cloaks WC and ground floor bedroom.

On the first floor there is a master bedroom and wetroom.

The communal gardens are well tended with a drying area, allocated and communal parking and there is a communal lounge where residents can share in social activities.



**Accommodation**

**HALLWAY**

**GUEST CLOAKS WC**

**L SHAPED LOUNGE DINER**

208 x 17'9 max (63.40m x 5.41m max)

**FITTED KITCHEN**

9'9 x 8'0 (2.97m x 2.44m)

**GROUND FLOOR BEDROOM**

11'5 x 10'5 (3.48m x 3.18m)

**FIRST FLOOR BEDROOM**

17'7 x 10'0 (5.36m x 3.05m)

**FIRST FLOOR WET ROOM**

**COMMUNAL GARDENS**

**ALLOCATED & COMMUNAL  
PARKING**



**TENURE:** We are advised that the property is leasehold with 74 years remaining, the service charge is £1,400 per annum and ground rent is £650.00 per annum, this is to be confirmed.

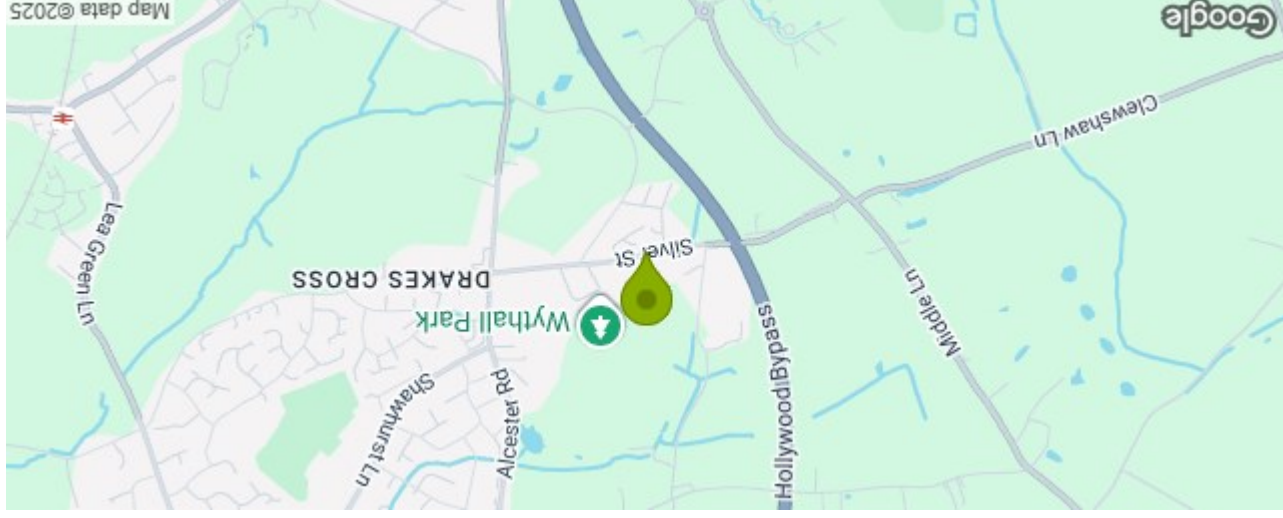
**BROADBAND:** We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 77 Mbps. Data taken from checker.ofcom.org.uk on 16/05/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 16/05/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**1 Silvermead Court Silver Street Wythall B47 6LN  
Council Tax Band: C**

| Energy Efficiency Rating  |    |
|---|----|
| Potential   | 83 |
| Current   | 69 |
| <b>England &amp; Wales</b><br>EU Directive 2002/91/EC<br>Very energy efficient - lower running costs<br>(92 plus) A<br>(81-91) B<br>(69-80) C<br>(55-68) D<br>(39-54) E<br>(21-38) F<br>(1-20) G<br>Not energy efficient - higher running costs |    |

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

