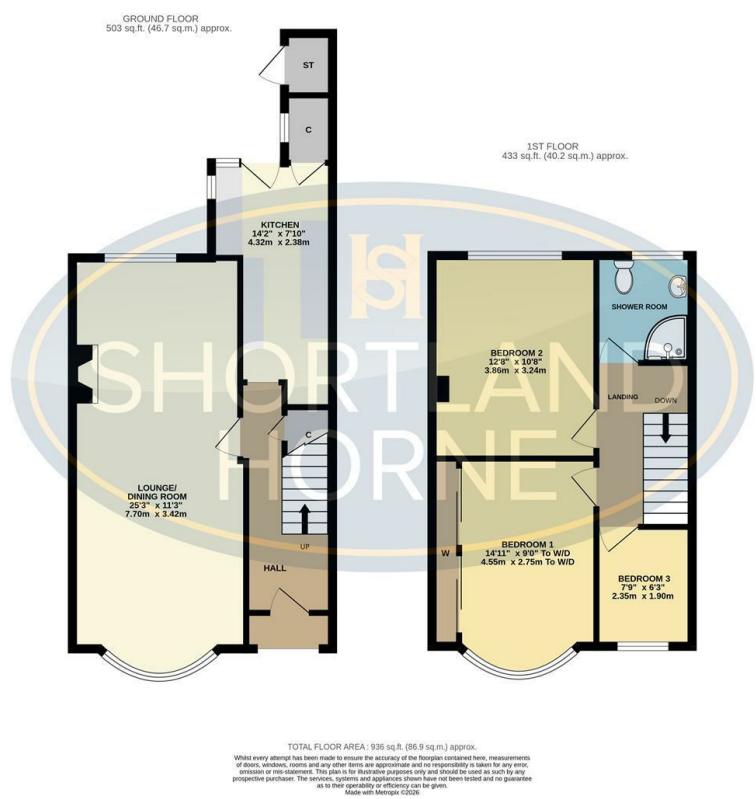
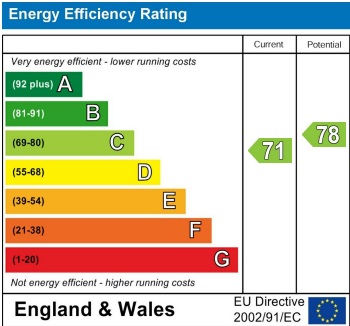


Floor Plan



EPC



DISCLAIMER
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.

Appliances
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



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Silverdale Close
CV2 1PY



£215,000 Offers Over

Bedrooms 3
Bathrooms 1

Tucked peacefully within Silverdale Close, this well built double bayed mid terraced home tells a story that begins in 1958. Cherished by the same family for nearly seven decades, it has been a backdrop to everyday moments, celebrations, and the quiet rhythm of life. Now offered with no onward chain, it is ready to welcome its next chapter.

From the street, the classic double bay frontage presents a timeless, reassuring façade, while inside the home is clean, tidy, and thoughtfully maintained. Though the décor is charmingly dated, the property’s honesty and solidity shine through. It’s a house that has been cared for, yet offers plenty of potential for someone eager to make it their own.

The through lounge spans the depth of the house, flooded with natural light from the front and rear, creating a welcoming space for both relaxation and entertaining. There is a cosy intimacy for quiet evenings, yet room enough to host friends and family, the soft hum of conversation lingering under the warmth of the gas central heating. The well proportioned galley kitchen to the rear is practical and bright, with ample workspace and storage, ideal for day-to-day life or for modernisation into a contemporary culinary hub.

Upstairs, the bedrooms continue the theme of thoughtful proportions and practicality. The master bedroom benefits from a full width fitted wardrobe, offering tidy, uncluttered space, while the first floor also features a fairly modern shower room, fresh and functional, ready for immediate use. Each room reflects the quality of construction that has carried the house through decades, providing a sense of reliability and permanence.

Outside, the property truly comes into its own. The rear garden is one of the longest on the estate, a mature and generous expanse framed by established shrub borders, with a patio that invites summer barbecues or quiet evenings under open skies. Hardstanding is in place for a potential garage, adding flexibility for future plans, while rear parking via a gated entry offers both convenience and security. A new main roof fitted within the past four years completes the picture, giving peace of mind alongside the home’s enduring character.

This is more than a house. It is a well loved family home with generous space, practical features, and a long, sunlit garden that encourages outdoor living. With no chain to delay proceedings, it offers a rare opportunity to step straight into a property that is solid, welcoming, and full of potential. Here is a home ready to host the next chapter of memories, laughter, and everyday life.



GROUND FLOOR		Bedroom 3		7'9 x 6'3
Hall		Shower Room		
Lounge/Dining Room		OUTSIDE		
Kitchen		Rear Garden		
FIRST FLOOR		Front Garden		
Landing				
Bedroom 1				14'11 x 9'
Bedroom 2				12'8 x 10'8