melvyn Danes
ESTATE AGENTS

Silver Street

Wythall

Offers Around £265,000

Description

Situated in this popular development in Wythall for the over 50's, with communal room, gardens and parking this well presented semi detached house is well appointed for the local amenities and really does have to be internally viewed to appreciate the wealth of space it has to offer.

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 by-pass 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 most convenient location therefore for this property which is set back from the road behind a lawned foregarden with a paved pathway leading to a UPVC double glazed door into the welcoming hallway with stairs to the first floor accommodation and doors radiating off to the kitchen diner, spacious lounge, bedroom 3/dining room and ground floor shower room.

On the first floor landing there are doors to two large double bedrooms, bathroom and storage cupboards.

There are well tended communal gardens, allocated parking and visitor parking and a garage en bloc.

Accommodation

WELCOMING HALLWAY

SPACIOUS LOUNGE
17'0 x 13'2 (5.18m x 4.01m)

FITTED KITCHEN DINER
16'11 x 11'0 (5.16m x 3.35m)

DINING ROOM / BEDROOM 3
10'11 x 10'3 (3.33m x 3.12m)

GROUND FLOOR SHOWER ROOM

FIRST FLOOR LANDING

BEDROOM 1
19'4 x 13'7 (5.89m x 4.14m)

BEDROOM 2
18'0 x 13'7 (5.49m x 4.14m)

BATHROOM

COMMUNAL GARDENS

ALLOCATED & COMMUNAL PARKING

GARAGE EN BLOC

TENURE: We are advised that the property is leasehold with approx 74 years remaining. The ground rent is £600 pa and service charge is £1,742.30 from Jan 2026 to Dec 2026.

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 2000 Mbps. Data taken from checker.ofcom.org.uk on 12/02/2026. Actual service availability at the property or speeds received may be different.

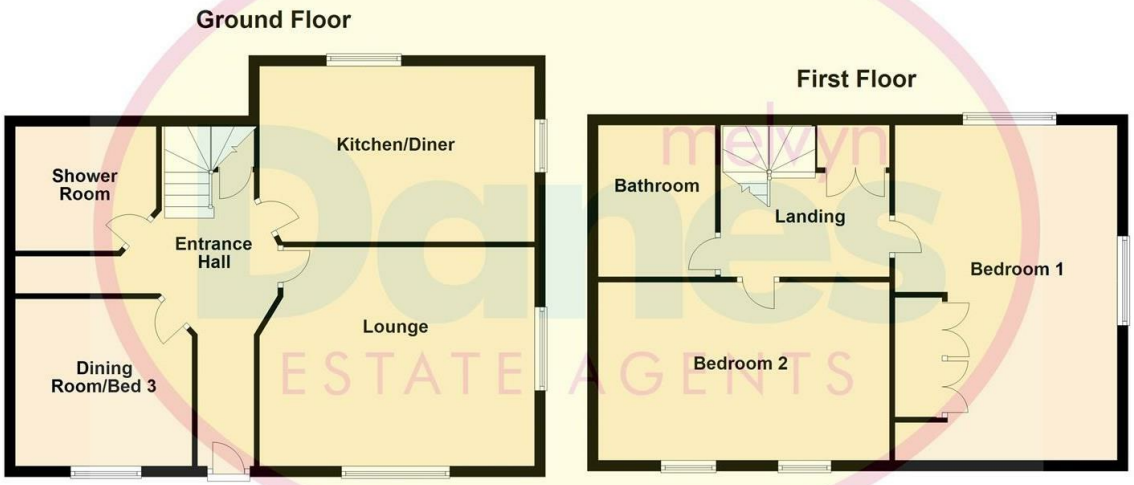
MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

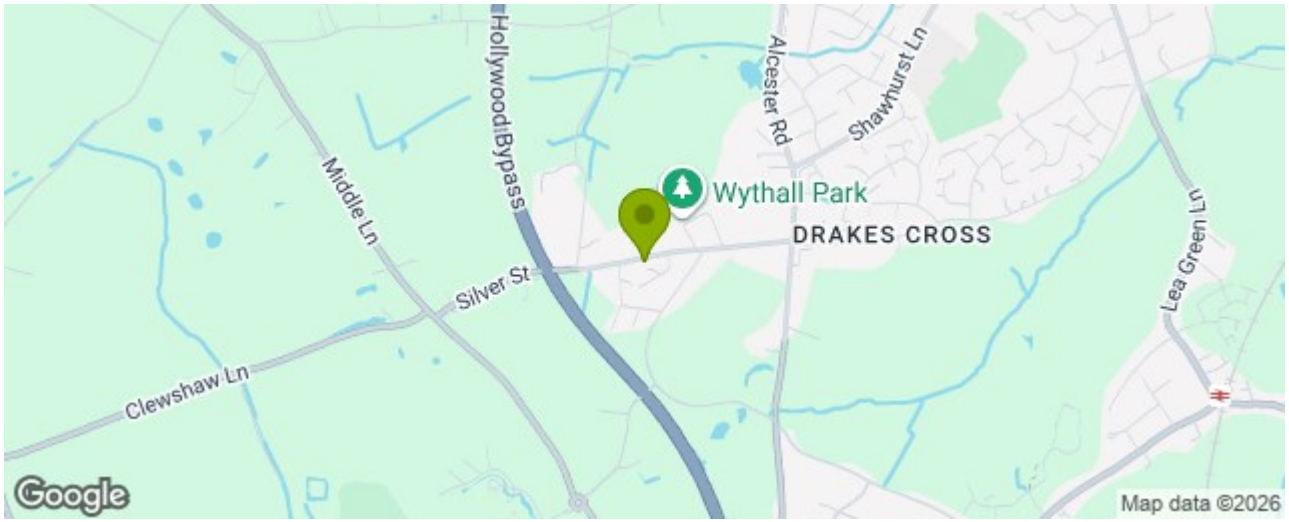
VIEWING: By appointment only with the office on the number below.

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.

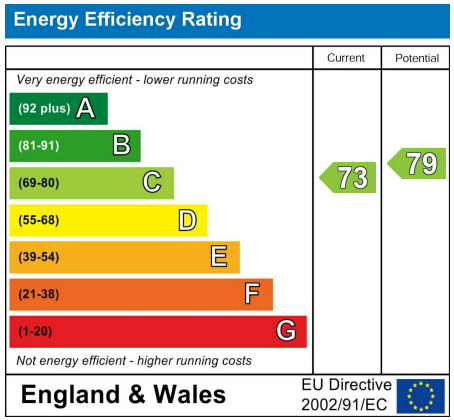
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





3 Silvermead Court Silver Street Wythall Birmingham B47 6LN
Council Tax Band: D



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.