



26 Silvermere Road, Sheldon, B26 3XA

£280,000

Superb detached property - Built by Persimmon Homes in 2014 - NHBC still in place - Great location for shops, local facilities and transport links - The ideal family home - Entrance hall - Lounge - Dining kitchen - Utility - Guest WC - Four bedrooms - En suite shower room - Family bathroom - Central heating - Double glazing - Integral Garage - Driveway - Rear garden - Viewing strongly advised.

Front

Off road parking via a tarmacadam driveway with access to the integral garage and a lawned front garden with access to a composite double glazed door to:-

Entrance Hall

Stairs to the first floor, radiator, power and light points and door to:-

Lounge 11'1 max x 15'8 max (3.38m max x 4.78m max)



Double glazed window to the front, radiator, laminate flooring, power and light points and doors to:-

Dining Kitchen 10'3 x 18'4 (3.12m x 5.59m)

Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel one and a half bowl sink/drain unit with mixer tap and tiling to splash prone areas. Fitted electric oven with an inset gas hob and extractor hood over, integrated appliances to include dishwasher, fridge and freezer, power and light points. Double glazed window to the rear, double glazed French doors onto the rear garden, radiator, breakfast bar, tiled floor and door to:-

Utility 5'2 x 7' (1.57m x 2.13m)

Work surface with a base unit under and eye level unit over, space and plumbing for appliances, power and light points. Wall mounted boiler, double glazed door to the side, tiled floor and door to:-

Guest WC

Fitted with a low level flush WC and a guest wash/hand basin. Tiling to splash prone areas, opaque double glazed window to the rear, radiator, tiled floor and ceiling light point

Landing

Loft access, door to the storage cupboard, power and light points and doors to:-

Master Bedroom 12'1 max to wardrobes x 13'2 max (3.68m max to wardrobes x 4.01m max)

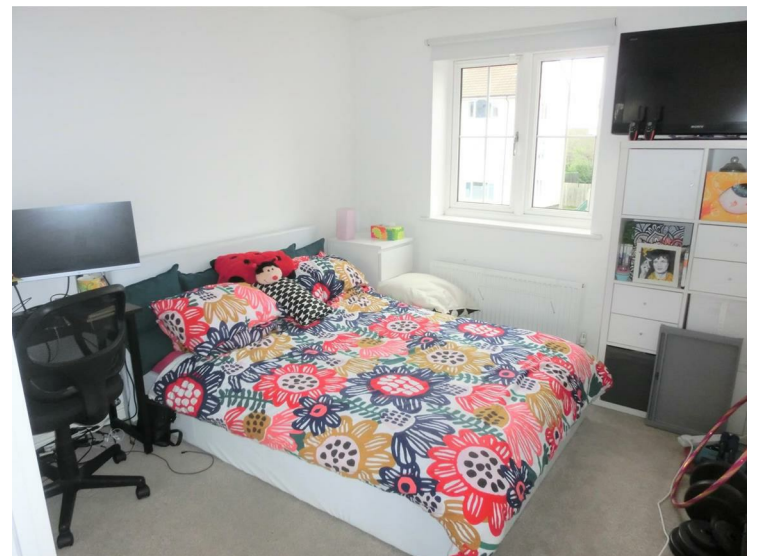


Double glazed window to the front, radiator, door to the storage cupboard, fitted wardrobes, power and light points and door to:-

En Suite Shower Room

Fitted with a shower cubicle with bar shower and a waterfall shower head, pedestal wash/hand basin and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the side, heated towel rail, Amtico flooring, extractor fan and ceiling light point

Bedroom Two 9'3 x 12'2 (2.82m x 3.71m)



Double window to the front, radiator, power and light points

Bedroom Three 9'3 x 9'7 (2.82m x 2.92m)



Double glazed window to the rear, radiator, power and light points

Bedroom Four 7'2 x 9'7 (2.18m x 2.92m)

Double glazed window to the rear, radiator, power and light points

Family Bathroom 6'10 x 6'2 (2.08m x 1.88m)



Fitted with a white suite comprising panelled bath with an electric shower over, pedestal wash/hand basin and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, heated towel rail, Amtico flooring, extractor fan and ceiling light point

Integral Garage 8'10 x 15'10 (2.69m x 4.83m)

With a metal up and over door onto the driveway, space and plumbing for appliances, power and light points

Rear Garden



The rear garden is mostly laid to lawn with shrub borders. There is a patio area to the forefront, fencing to the perimeters and a gated side access leading to the front of the property.

Nearby Schools

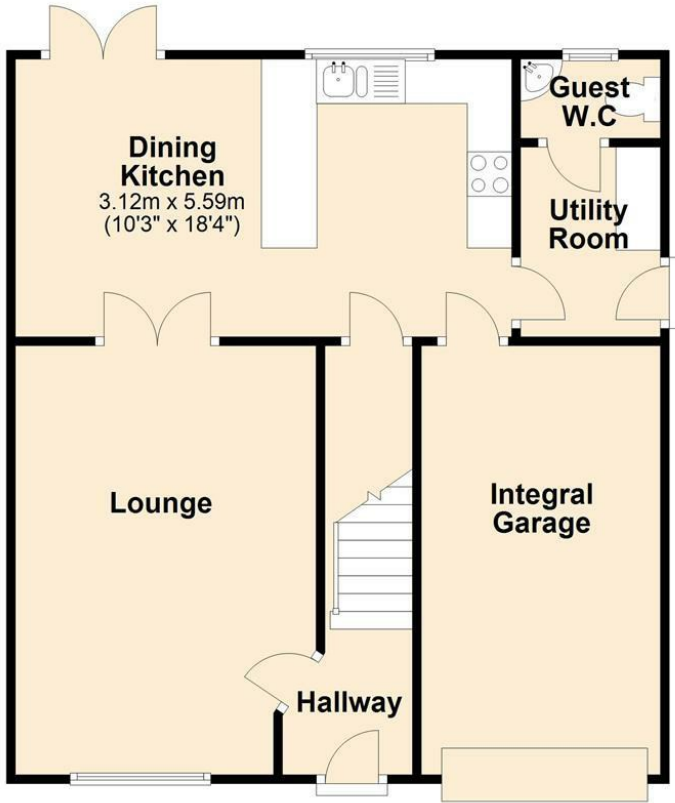
The following schools are local to the property; Mapledene Primary School, St. Thomas More Catholic School, Lyndon Green Infant and Junior Schools, King Edwards Sheldon Heath VI Academy, Cockshut Hill Secondary School and Lyndon Secondary School.

Viewing

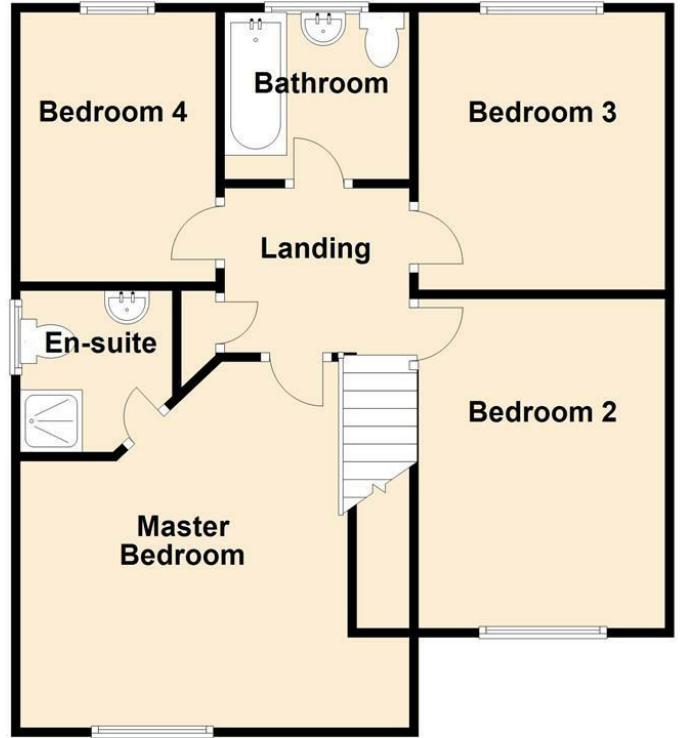
By appointment only please with the Sheldon office.

Floor Plan

Ground Floor



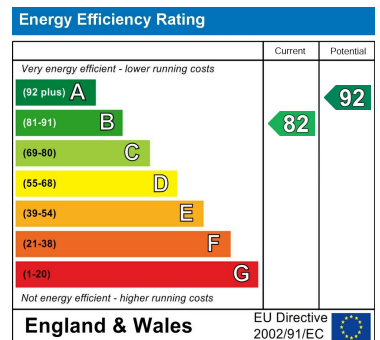
First Floor



Area Map



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.