



smart homes

## Silvermead Court

Silver Street, Wythall, B47 6LN

- A Retirement Bungalow For The Over 50's
- Two Bedrooms, Lounge, Kitchen & Wet Room
- No Upward Chain
- Allocated Parking & Communal Gardens

**£210,000**

EPC Rating '70'





## Property Description

Wythall and Hollywood are superb locations providing good transport links to Birmingham City Centre and the M42. Nearby railway stations include Wythall and Whitlocks End offering commuter services between Birmingham and Stratford-Upon-Avon. There is the added benefit of local shops at nearby Drakes Cross Parade, May Lane, Station Road and easy road access along the Alcester Road leading to the Maypole island with Sainsburys supermarket.



The property is set behind well maintained communal gardens with paved pathway extending to canopy porch with exterior lighting, outside tap and composite front door with obscure glazed inserts leading through to

### **Hallway**

With radiator, dado rail, storage cupboard housing Worcester Bosch combination boiler, ceiling light point, loft access and doors leading off to



### **Lounge to Rear**

11' 5" x 10' 2" (3.5m x 3.1m) With double glazed sliding patio doors to rear communal gardens, electric fireplace with marble hearth and wooden surround, ceiling light point, radiator and coving to ceiling



### **Kitchen to Front**

13' 9" x 6' 10" (4.2m x 2.1m) Being fitted with a range of wall and base units, laminate work surfaces, sink and drainer unit, tiling to splashback areas, four ring hob with extractor over, inset electric oven, space and plumbing for washing machine, double glazed window to rear elevation, radiator, laminate flooring and ceiling light point



### **Bedroom One to Rear**

11' 5" x 10' 9" (3.5m x 3.3m) With double glazed window to rear elevation, radiator, ceiling light point and a range of built-in wardrobes

### **Bedroom Two to Rear**

7' 6" x 6' 10" (2.3m x 2.1m) With double glazed window to rear elevation, radiator and ceiling light point



## Wet Room to Front

6' 6" x 5' 10" (2.0m x 1.8m) Being fitted with a low flush WC, pedestal wash hand basin and wall mounted electric Triton shower, non-slip flooring and floor drain, obscure double glazed window to front, tiling to walls, radiator, extractor, shaver socket and ceiling light point

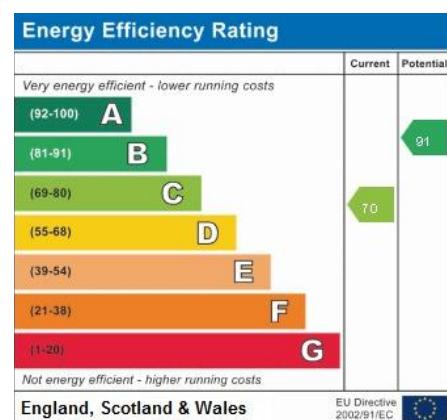
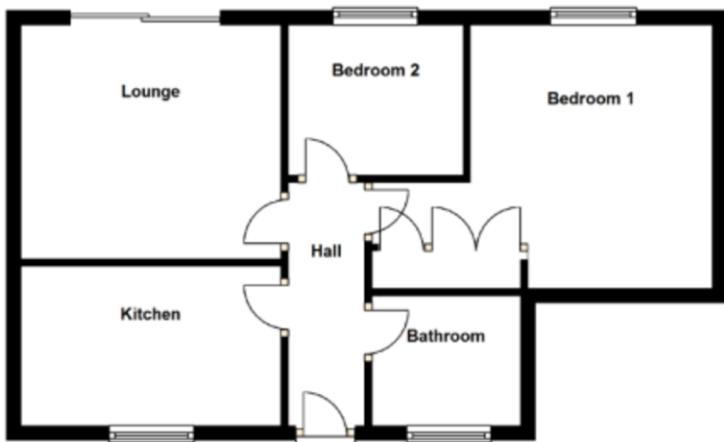


## External

There are delightful and well maintained communal gardens which are mainly laid to lawn with flowering and shrubbed borders and access to allocated residents parking and visitors parking

## Tenure

We are advised by the vendor that the property is leasehold with approx. 76 years remaining on the lease, a service charge of approx. £1,369 per annum and a ground rent of approx. £250 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements