



## Silvermead Court Silver Street, Wythall

Guide Price £225,000

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SALES & LETTINGS







#### PROPERTY OVERVIEW

A fantastic opportunity to purchase on this popular retirement development for the over 50's situated off Silver Street in Wythall. This ground floor apartment is offered to the market with NO UPWARD CHAIN and benefits from: gas central heating, double glazing and has the added attraction of its own parking space and garage. The accommodation briefly comprises of: entrance hall, living room, breakfast/kitchen, two bedrooms, shower room, communal garden, one parking space and garage.

#### PROPERTY LOCATION

Wythall village is around 7 miles south of Birmingham City centre (a 20 minute train journey from Wythall railway station) along Alcester Road. There are many 18th century buildings on this road including the old post office and school building. The Wythall Institute is still the home of the WI today. There are 2 primary schools within Wythall parish, the Coppice Primary School in Hollywood and Meadow Green Primary School in Wythall village. The senior school is Windrush High School in Hollywood which has an Astroturf and playing fields which back onto the Coppice Primary School. A sawmill currently named Davies Timber Ltd has been in operation for over 100 years and was originally powered by steam at some point in its history.

Council Tax band: C

Tenure: Leasehold





- Two Bedroom Ground Floor Retirement Apartment For Over 50's
- NO UPWARD CHAIN
- Early Viewing Essential
- Living Room
- Large Breakfast/Kitchen
- Shower Room
- Allocated Parking
- Garage
- Communal Gardens

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

12' 2" x 10' 7" (3.7m x 3.22m)

#### **BREAKFAST/KITCHEN**

15' 1" x 11' 9" (4.6m x 3.59m)

#### **BEDROOM ONE**

10' 6" x 10' 6" (3.19m x 3.19m)

#### **BEDROOM TWO**

9' 3" x 8' 2" (2.82m x 2.5m)

#### **SHOWER ROOM**

6' 6" x 6' 3" (1.98m x 1.9m)

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

#### **COMMUNAL GARDEN**







#### **ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, extractor, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms and all light fittings

#### **ADDITIONAL INFORMATION**

Services: water meter, mains gas, electricity and mains sewers. Broadband: BT Fibre-Optic. Service Charge: £1200 pa Years Remaining on Lease: 76. Expiry Date: 2100

#### **MONEY LAUNDERING REGULATIONS**

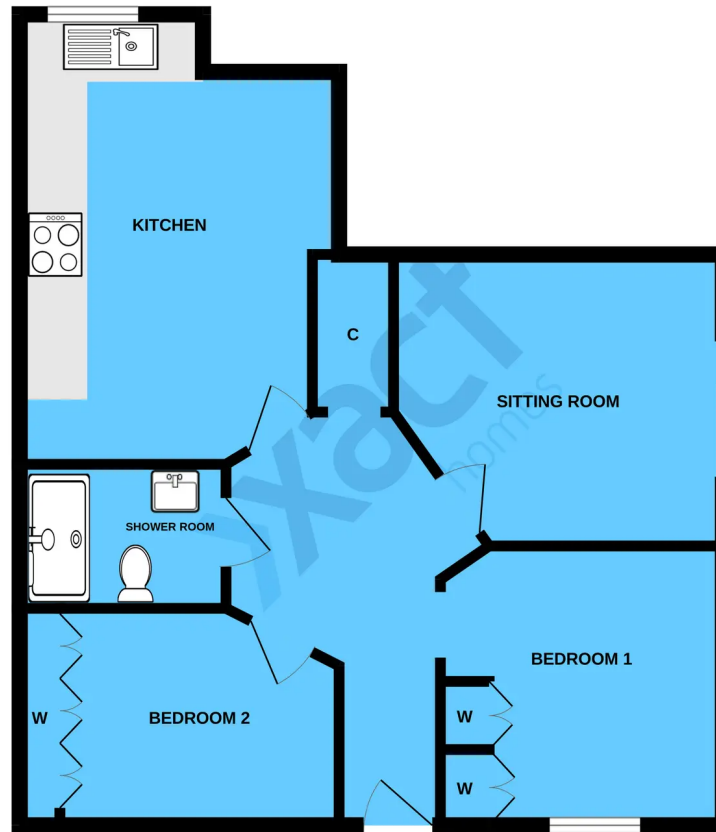
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Xact Homes**

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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