



Silverbirch Road, Solihull

Offers Over £625,000





## PROPERTY OVERVIEW

Situated in a most sought after road in Solihull, an ideal opportunity to purchase this impressive three bedrooms traditional extended semi detached which must be viewed internally to be appreciated. This property has been well maintained throughout and benefits from gas central heating, double glazing and has the added attraction of a modern re-fitted breakfast kitchen with a large UPVC double glazed conservatory leading off. The accommodation briefly comprises of: enclosed porch, impressive entrance hall, two reception rooms, superb modern re-fitted breakfast kitchen, large UPVC double glazed conservatory, downstairs WC, utility room, three double bedrooms, modern re-fitted bathroom and west facing rear garden.





#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Freehold



- Walking Distance To Solihull Town Centre
- Three Bedroom Spacious Semi Detached
- Immaculately Maintained & Decorated
- Early Viewing Essential
- Two Reception Rooms
- Breakfast Kitchen
- Large UPVC Double Glazed Conservatory
- Modern Re-Fitted Bathroom
- Large West Facing Rear Garden



## ENCLOSED PORCH

### HALL

10' 3" x 8' 11" (3.12m x 2.71m)

### SITTING ROOM

14' 2" x 11' 7" (4.32m x 3.52m)

### LIVING ROOM

14' 9" x 10' 11" (4.5m x 3.34m)

### BREAKFAST KITCHEN

17' 7" x 15' 1" (5.37m x 4.61m)

### CONSERVATORY

16' 5" x 10' 4" (5m x 3.16m)

### UTILITY ROOM

7' 10" x 7' 6" (2.38m x 2.28m)

### WC

4' 3" x 3' 7" (1.3m x 1.08m)

## FIRST FLOOR

### BEDROOM ONE

14' 3" x 11' 6" (4.35m x 3.5m)

### BEDROOM TWO

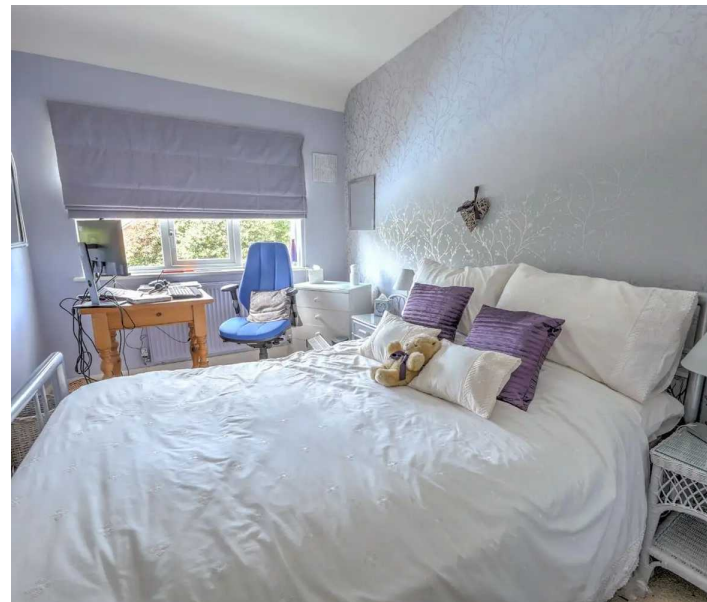
11' 9" x 11' 1" (3.59m x 3.37m)

### BEDROOM THREE

12' 0" x 7' 11" (3.67m x 2.42m)

### MODERN RE-FITTED BATHROOM

9' 3" x 6' 2" (2.82m x 1.87m)





#### **OUTSIDE THE PROPERTY**

#### **GARAGE/STORE**

#### **WEST FACING REAR GARDEN**

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

Integrated oven, integrated hob, extractor, dishwasher, all carpets, most curtains and light fittings, fitted wardrobes in one bedroom and garden shed.

#### **ADDITIONAL INFORMATION**

Services: Water meter, mains gas, electricity and sewers. Broadband: Virgin. Loft Space: with lighting

#### **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



1ST 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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