



£450,000 Offers In Excess Of

Silver Street, Kings Norton, Birmingham, B38 0EB

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

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Step Inside

Key Features

- A Stunning Family Home
- Open Plan Dining Kitchen
- Gorgeous Views to Rear
- Utility Room
- Home Work Shop
- Off Road Parking
- Three Good Size Bedrooms
- Family Bathroom
- Downstairs Shower Room
- Gas Central Heating & Double Glazing

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this lovely presented and spacious Three Bedroom Family Home in the sought after location on the borders of Wythall with south facing garden and countryside views to front and rear. Viewing highly recommended to appreciate this home.

Main Particulars

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PROPERTY LOCATION

Situated in this most desirable location on the border of Wythall. The property is located close to primary schooling at Coppice Infant and Junior and senior schooling at Woodrush Senior School which are sited in Shawhurst Lane. There is easy road access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

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 the 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.

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.

If you are purchasing for investment purposes we feel you would achieve £ ___ per calendar month

FULL DETAILS:

Experience countryside charm at its finest with this exquisite three-bedroom family home boasting stunning views of the surrounding landscape.

Step into the welcoming living room, complete with a cozy log burner fire and ample natural light filtering through the double glazed window.

The heart of the home lies in the spacious open-plan kitchen/dining area, featuring modern cabinets, a convenient island unit, and top-of-the-line appliances, including a fridge freezer, dishwasher, and oven with hob. Enjoy underfloor heating in the kitchen, log burner fire and bifold doors opening onto the picturesque rear garden.

Conveniently located off the kitchen is a utility area with space for white goods, as well as a well-appointed downstairs shower room. The home also offers access to a newly fitted office/workshop with integrated fridge, previously a garage.

Upstairs, three generously sized double bedrooms await, alongside a large family bathroom complete with a luxurious freestanding bath, wash hand basin, and W.C.

Outside, revel in the tranquility of the glorious south facing rear garden, offering breathtaking views of the fields. Off-road parking is available to the front of the property, completing this ideal family home.

This property can be easily expanded to accommodate a fourth bedroom through a side extension or loft conversion, appealing to those seeking a four-bedroom layout

(STPP)

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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