

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * This is a wonderful family sized property
- * Beautifully presented throughout
- * Study/third reception room
- * Sitting room and large extended family lounge
- * Fabulous dining kitchen
- * Utility and guests cloakroom
- * Four excellent bedrooms
- * Family bathroom
- * Fore garden offering parking space
- * Very large and well maintained rear garden



9 Silvermead Road, Sutton Coldfield, B73 5SR ~ Offers around £625,000

It is an honour to market for sale this absolutely stunning property beautifully positioned on this ever popular residential road. Very briefly the property offers a welcoming entrance hall, study/third reception room, sitting room, large extended family lounge, comprehensively fitted dining kitchen, utility and guests cloakroom. To the first floor are four excellent bedrooms and family bathroom with white suite. Outside to the front is a fore garden offering multiple parking and to the rear is a wonderful garden that is the perfect compliment to the magnificent home. Energy Rating E

Access is via off road parking and lawned area to side

CANOPY PORCH Double glazed leaded light reception door with matching leaded light opaque window to side into:

HALLWAY A generous entrance with timber effect floor, radiator, picture rail, doors into lounge, sitting room, dining kitchen, office and:

GUEST CLOAKROOM / UTILITY Concealed cistern W.C, wash hand basin set into vanity unit, double glazed opaque window to side, ladder style radiator/towel rail, space for white goods, tiled floor

LOUNGE 14'1" max into bay 12'5" min x 12'00" max 11'9" min chimney breast Having double glazed bay window to front, timber mantle shelf, inset spotlights to ceiling, vertical radiator, timber effect floor

SITTING ROOM 25'2" x 11'11" max 8'4" min A very generous sized room having plate rail, ornate fire surround with marbelesque back and hearth plus living flame effect fire, double glazed patio doors to rear, timber effect floor, radiator and serving hatch

DINING KITCHEN 20'11" max x 14'8" max 9'4" min

Dining area Having ample space for table and chairs, radiator, archway through to:

Kitchen Having a range of units to include drawer, base, eye level and display cupboards, integrated fridge freezer and dishwasher, timber effect work surfaces and breakfast bar, sky light, one and half bowl sink and drainer under the double glazed rear window, space for electric cooker, timber effect floor

UTILITY ROOM Stainless steel sink and drainer with base unit under, wall mounted gas central heating boiler and wall mounted cupboard, space and plumbing for washing machine, space for other white goods, double glazed door to side

OFFICE 13'4" x 7'8" Double glazed window to front, timber effect floor, radiator

FIRST FLOOR LANDING Double glazed leaded light stained glass window to side, radiator, double opening doors into store cupboard, access to loft space and doors into:

BEDROOM ONE 14'0" max 12'1" min to wardrobe front x 11'6" max 9'6" min to wardrobe front Double glazed window to rear overlooking the garden, radiator, grey toned timber effect floor, having a range of fitted wardrobes and top boxes

BEDROOM TWO 12'6" max 10'6" min to wardrobe front x 11'6" max 9'8" min to wardrobe front Double glazed window to front, radiator, light toned timber effect floor, spotlights to ceiling and fitted wardrobes and top boxes

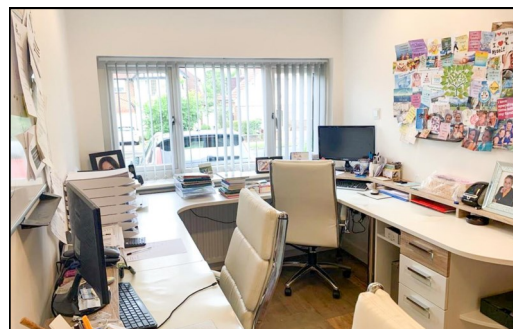
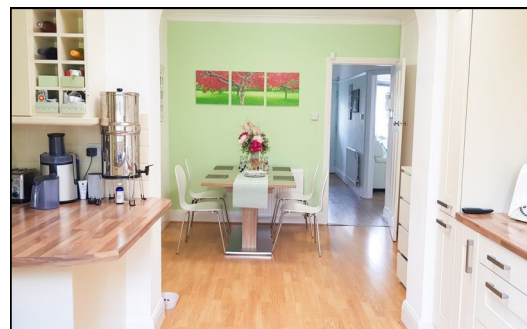
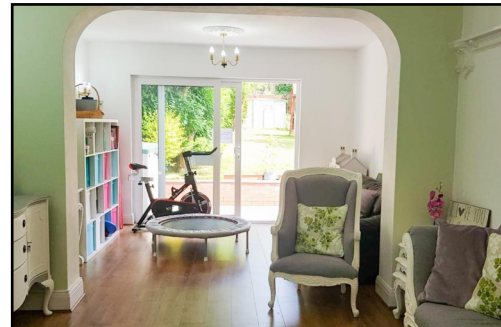
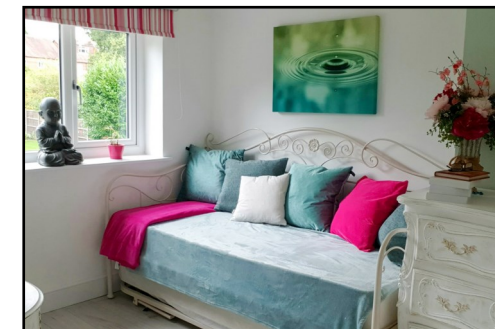
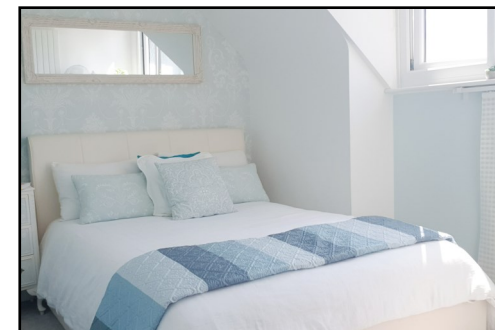
BEDROOM THREE 11'2" x 8'7" A further double bedroom with double glazed window to front, vertical radiator

BEDROOM FOUR 9'11" x 8'8" max Double glazed window to rear, vertical radiator, light toned timber effect floor

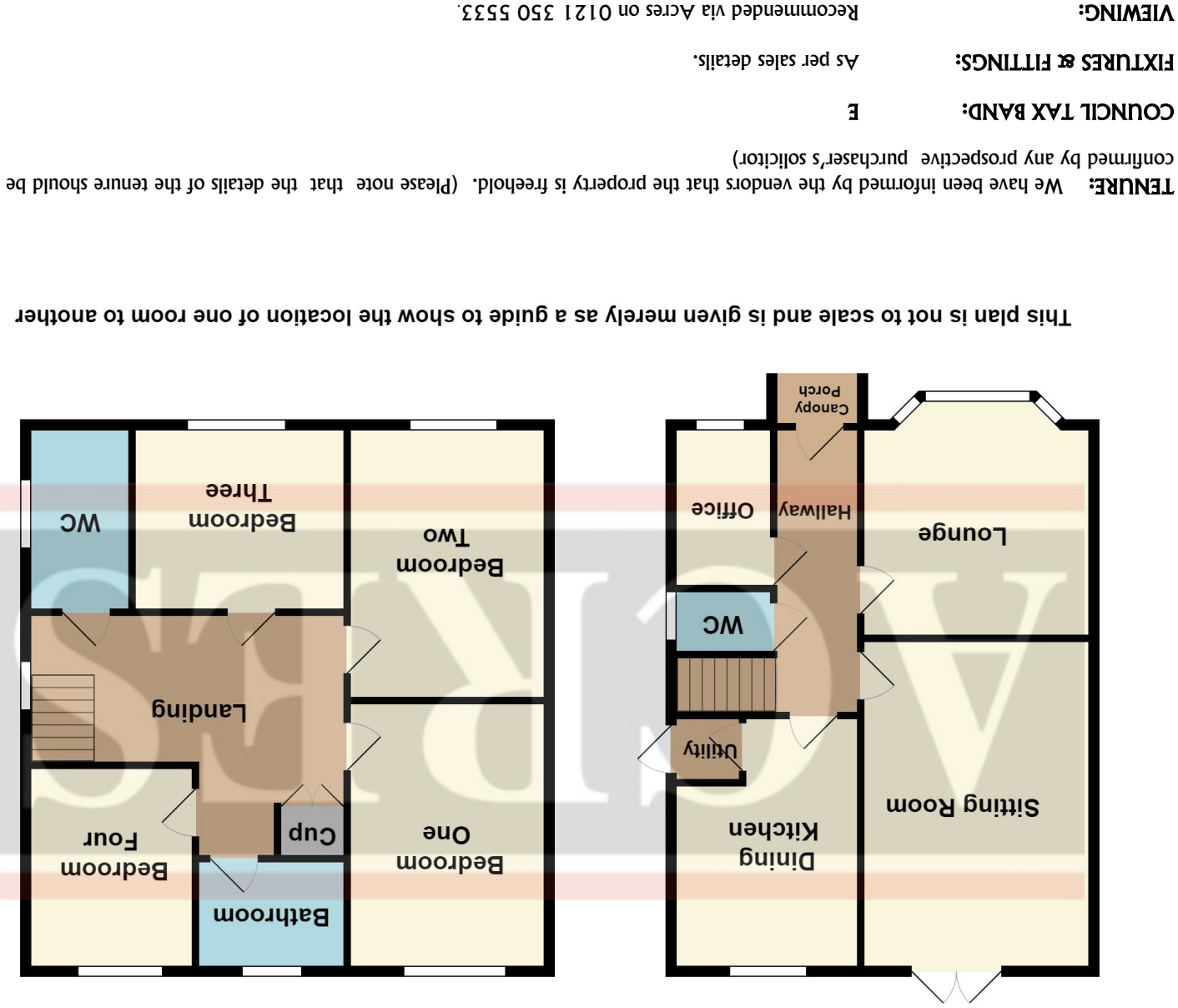
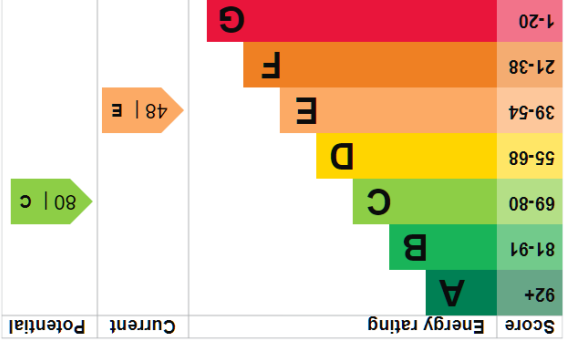
BATHROOM Having a corner bath with electric shower over, wash hand basin set into a vanity unit, chrome ladder style radiator/towel rail, double glazed opaque window, being fully tiled to walls and floor

SEPARATE WC Having close coupled W.C, opaque glazed window to side

REAR GARDEN Having patio to front with step up to large lawned garden with fencing and hedging to boundary



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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.