



Silver Birch Road, Streetly,
Sutton Coldfield, B74 3PD

£350,000

Welcome to Silver Birch Road, a well presented and extended semi detached dormer bungalow in a highly regarded and sought after location within Streetly.

On entering the property you are greeted by a welcoming entrance hall with doors off to the lounge/dining room, kitchen, ground floor bedroom, ground floor bathroom, storage cupboards and access to the garage.

The first floor has a landing and two further bedrooms.

To the front of the property is a driveway providing off road parking, and access to the garage, and to the rear is an enclosed garden with patio area, laid to lawn and side access from front to back.

With local reputable schools (catchments should be checked), transport links and amenities all nearby the location of the property is a perfect fit for all potential buyers looking to move to the area.

Early viewing is recommended to avoid genuine disappointment.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Birmingham City Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464 or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Entrance Hall 19' 3" x 6' 10"
(5.86m x 2.08m)

Lounge/Dining Room 21' 5" (max) x 11' 5" (max)
(6.52m x 3.48m)

Kitchen 10' 5" x 8' 11"
(3.17m x 2.72m)

Ground Floor Bedroom 13' 0" x 11' 0"
(3.96m x 3.35m)

Ground Floor Bathroom 6' 11" x 5' 5"
(2.11m x 1.65m)

Garage 16' 0" (approx.) x 8' 1"
(4.87m x 2.46m)

First Floor Accommodation

Bedroom Two 11' 7" x 8' 0"
(3.53m x 2.44m)

Bedroom Three 8' 9" x 11' 0"
(2.66m x 3.35m)

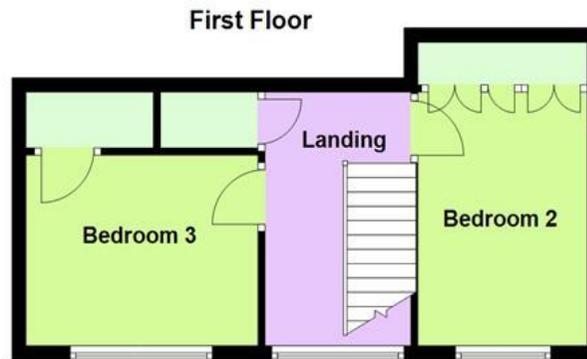






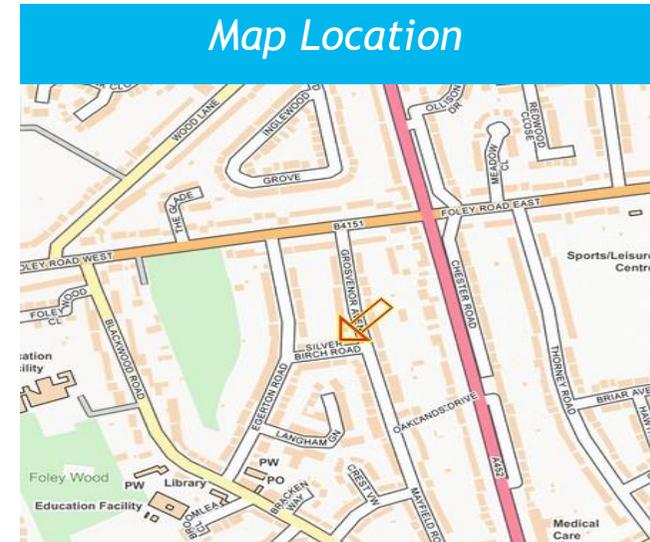
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 14th March 2024