



Silverstone Drive, Streetly
Sutton Coldfield, B74 2BD

£270,000

Nestled in a sought-after location, this well-presented three-bedroom mid-terrace family home offers an excellent opportunity for buyers seeking a spacious and modern living space. Boasting off-road parking and a garage, this property is perfect for families and professionals alike.

Upon entering, you are welcomed by a bright entrance hall that leads into the heart of the home. The open-plan lounge/dining room at the rear enjoys plenty of natural light and offers seamless access to the private south-west facing garden, a perfect setting for relaxing or entertaining. The modern kitchen is stylishly designed with contemporary fittings and ample storage.

Upstairs, the home continues to impress with three generously sized bedrooms and a beautifully finished four-piece family bathroom, complete with a bath and separate shower.

Situated in close proximity to highly regarded local schools and essential amenities, this property ensures both comfort and convenience. With no onward chain, a smooth purchase process is guaranteed.

Internal viewing is highly recommended, don't miss out on this fantastic home!

For more details or to arrange a viewing, contact us today!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall 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



**PAUL
CARR**
Estate Agents
Sales & Lettings

Accommodation

Entrance Hall

Lounge/Dining Room

10' 10" x 19' 8" (3.30m x 5.99m)

Kitchen

10' 6" x 7' 5" (3.20m x 2.26m)

Garage

16' 7" x 8' 2" (5.05m x 2.49m)

First Floor Landing

Bedroom One

10' 11" x 10' 5" (3.32m x 3.17m)

Bedroom Two

10' 7" x 7' 4" (3.22m x 2.23m)

Bedroom Three

10' 11" x 8' 11" (3.32m x 2.72m)

Bathroom

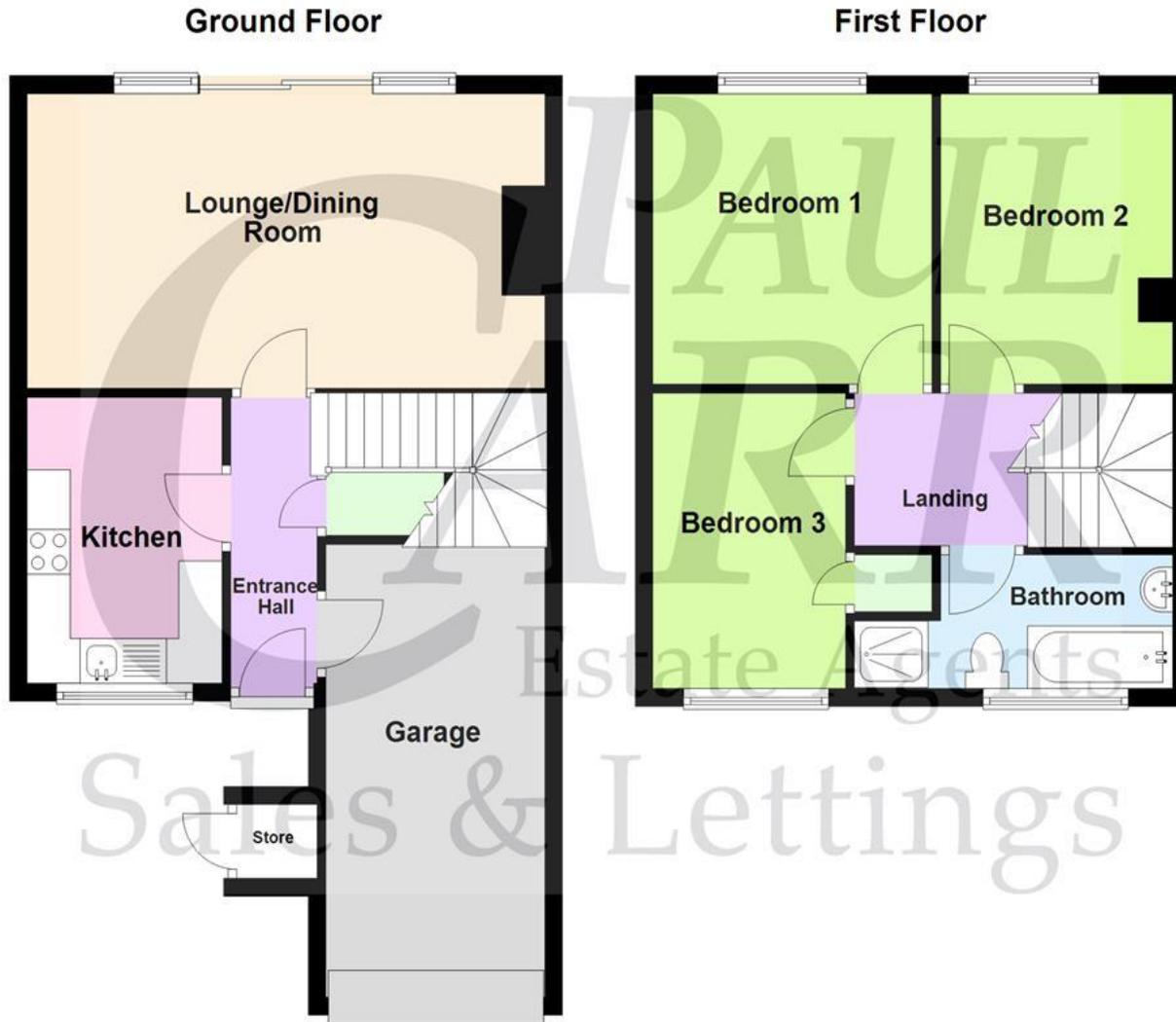
11' 11" (max) x 4' 4" (3.63m x 1.32m)





Floor Plan

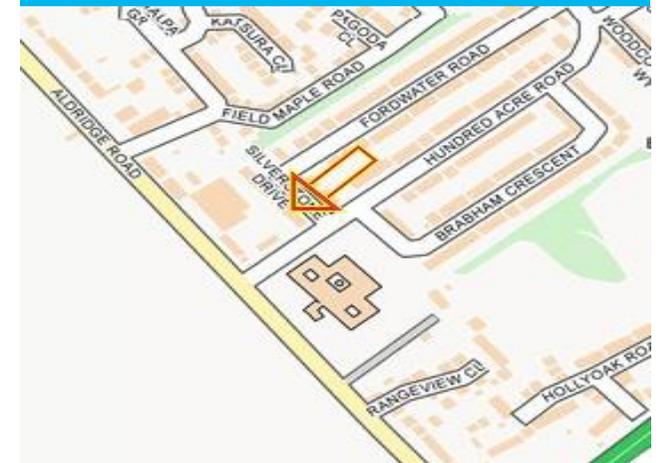
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location









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: 18th March 2025