



**humberstones**  
homes

9 SILVERLANDS AVENUE, OLDBURY, WEST MIDLANDS, B68 8EQ

**£255,000**





### LOCATION

Silverlands Avenue is a sought popular cul-de-sac, situated just off Moat Road and is handy for local shops and amenities with schools including the recently built Q3 Academy in Moat Road close by. Backing onto Barnford Hill Park, there are good public transport links with buses into the city centre and Rowley Regis train station less than two miles and a short drive away, plus easy access onto the M5 via the Wolverhampton Road. The property can be found by turning off Wolverhampton Road into Brandhall Road, at the island take the second exit into Moat Road and First left into Silverlands Avenue where the property is situated on the right hand side as indicated by the agents for sale board.

### DESCRIPTION

This is a rare opportunity to acquire this three bedroom semi detached home with garage, which is set in a sought after cul-de-sac, with open aspect to the side and rear over Barnford Hill Park. Having no upward chain, this is a good sized property in great location, which requires some updating in part and offers great potential to extend (subject to relevant planning permission). The accommodation briefly comprises on the ground floor of entrance porch, entrance hall, lounge opening into dining room, kitchen and downstairs wc. At first floor level there is a landing, three bedrooms, bathroom and separate wc. Externally to the front there is off road parking and access to the garage. To the rear there is a large lawned garden with well established plants and shrubs. The property benefits from upvc double glazing a part gas central heating. EPC Rating: D

**Glazed wooden panel double doors lead to Entrance Porch**

### Entrance Porch

Having wall light point and glazed wooden paneled door to entrance hall.

### Entrance Hall

Having single panel radiator, under stairs recess, stairs to first floor landing, two ceiling light points and doors to lounge and kitchen.

**Lounge/Diner 28' 5"max (8.65m)**

**Lounge Area 14' 5"max x 12' 5"max (4.39m x 3.78m)**

Front Facing - Having feature fire surround with inset gas fire, single panel radiator, ceiling light point and opening into dining area.

**Dining Area 13' 6" x 9' 2" (4.11m x 2.79m)**

Rear Facing - Having double panel radiator and ceiling light point.



**Kitchen 9' 5" x 8' 10" (2.87m x 2.69m)**

Rear Facing - Fitted with range of wall and base units with work surfaces over and inset sink unit, built in electric oven and hob, space for fridge freezer, double panel radiator, ceiling light point and door to rear porch.

### Rear Porch

Having doors to garage and downstairs wc.

### Downstairs WC

Having low level wc, sink unit and ceiling light point.

### First Floor Landing

Side Facing - Having doors to bedrooms, bathroom, separate wc and access to loft space.

**Bedroom One 12' 10" x 8' 0" (3.91m x 2.44m)**

Front Facing - Having ceiling light point.

**Bedroom Two 10' 5" x 9' 0" (3.17m x 2.74m)**

Rear Facing - Having single panel radiator and ceiling light point.

**Bedroom Three 8' 1"max x 7' 9"max (2.46m x 2.36m)**

Front Facing - Having ceiling light point and cupboard housing gas central heating boiler and hot water tank.

### Bathroom

Rear Facing - Having paneled bath with electric shower over, pedestal wash hand basin, part tiling to walls, heated towel rail, extractor and ceiling light point.

### Separate WC

side Facing - Having low level wc and ceiling light point.

### Frontage

Having off road parking and access to the garage.

**Garage 16' 10"max x 7' 11"max (5.13m x 2.41m)**

Having bi-fold doors power and light.

### Rear Garden

Large rear garden with open sunny aspect over the park, which is predominantly laid to lawn with mature shrubs and bushes.

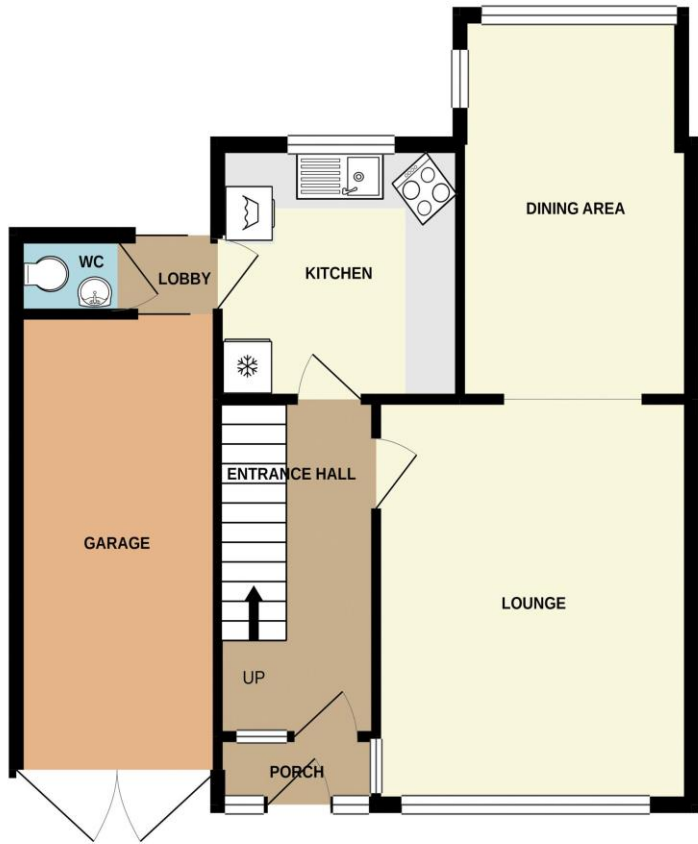
### Tenure

The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

### Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £240 per transaction.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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