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Middle Cottage

Silver Birch Drive, B47

By auction £260,000



Key Features

- Modern method of sale
- Cottage style terrace
- Beautifully presented
- EPC - C
- Two Bedrooms
- Conservatory
- Ample Storage
- Popular location

Huge Thanks for all your help with the sale of my property. I am recommending you to everyone for your professionalism. Finola, Vendor

Middle Cottage

Silver Birch Drive, B47

Middle Cottage is a charming cottage style terrace property which is beautifully presented throughout. Access to the property is through the porch with double glazed door opening in to the welcoming entrance hallway. From here, doors radiate to the guest cloakroom, kitchen with a range of wall and base units with work surface over and integrated appliances. The living/dining room is the heart of this beautiful home with superb feature fireplace with exposed chimney breast offering the facility for gas, electric or wood or coal fires, decorative wooden beams, door to under stairs storage cupboard and opening to the conservatory. This room has a slate roof and doors opening out to the south facing rear garden.

On the first floor are two storage cupboards, one housing the hot water tank, a hatch which leads into a boarded loft and then further doors leading to the bedroom suites. The good sized master room has a vast range of built in wardrobes and cupboards and an en suite bathroom with shower over bath. The guest suite also benefits from ample built in wardrobes and a further en suite shower room.

Gardens & Grounds

The property is set back from the road behind a block paved pathway and lawn with borders leading to the entrance porch.

At the rear, is a paved sun terrace directly accessed from the property, the rest of the garden is mainly laid to lawn with a variety of plants, trees and shrubs.

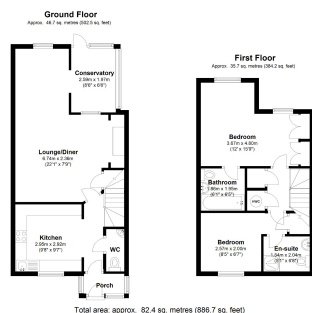
There is a gate out to the shared passageway leading to the front of the house.

There is the additional benefit of a garage which is located in a block of three a short distance from the property.

This charming cottage is beautifully presented throughout, benefits from gas central heating and double glazing and viewing is essential to appreciate the unique style on offer.

Auctioneers Comments:

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	88 74
	EU Directive 2002/91/EC
	England & Wales

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	89 76
	EU Directive 2002/91/EC
	England & Wales

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