

# emma's

P R O P E R T I E S



93 Silver Birch Road, Birmingham, B37 6AT  
Offers in excess of £230,000



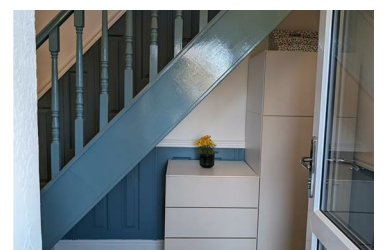
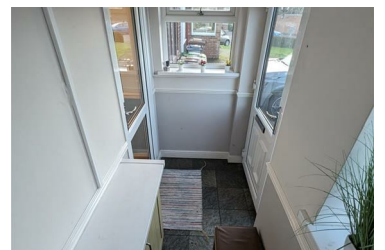
Emma's Properties is pleased to present this lovely family home for sale in the B37 area!

Perfectly positioned well within the school catchment area and only a short distance from Solihull's town centre, a wealth of conveniences and amenities are easily accessible from this property with Birmingham City Centre also only a short drive away; there's even easy access to the M6 and M42 so commuting is a breeze.

Featuring a large driveway with attractive block paving suitable for multiple vehicles, this property also has an electric vehicle charging port installed and ready for active use. A double glazed porch encloses the front entryway with an open entrance hall beyond leading to a spacious living room and modern kitchen with ample natural light throughout.

Following the stairs to the upper floor there are two double bedrooms and one single bedroom. Bedroom two featuring a luxurious ensuite bathroom with a wash basin including vanity storage beneath, panelled bath and W.C. The separate family bathroom also includes a heated towel rail radiator, shower

- Three Bedrooms
- Large Drive Way
- Family Bathroom & En suite
- Spacious Throughout
- En Suite



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