



364 SAREHOLE ROAD, HALL GREEN, B28 0AJ **OFFERS OVER £330,000**

- **RECEPTION HALLWAY**
- **DINING ROOM**
- **EXTENDED KITCHEN**
- **GROUND FLOOR SHOWER ROOM**
- **BATHROOM**
- **LOUNGE**
- **CONSERVATORY**
- **UTILITY**
- **THREE DOUBLE BEDROOMS**
- **GARAGE & GARDEN**

This extended traditional semi detached property is ideally situated in Sarehole Road, a popular and convenient location within easy access into Birmingham City Centre via bus, car or Hall Green train station which is just a short distance away.

We are advised that there is good schooling in the area for children of all ages including the highly regarded Hall Green School (catchment area being subject to confirmation from the Education Department).

Local shopping facilities can be found on the Stratford Road, Robin Hood Island and Hall Green Parade and a short drive into nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre and Bull Ring Shopping Centre offering shopping facilities and evening entertainments.

An excellent location therefore for this traditional semi detached property which is set back from the road behind a driveway which leads to double opening double glazed doors which open into the porch.

PORCH

Having ceiling light point and front door opening to the

RECEPTION HALLWAY

Having ceiling light point, staircase rising to the first floor accommodation and doors opening to lounge, dining room, kitchen and understairs storage cupboard

LOUNGE

14'0" into bay x 12'5" max (4.27m into bay x 3.78m max)



Having UPVC double glazed bay window to the front, ceiling light point and feature fireplace with inset living flame effect gas fire

DINING ROOM

14'5" into bay x 11'5" max (4.39m into bay x 3.48m max)



Having UPVC double glazed box bay window with inset french style door opening to the conservatory, ceiling light point and wall mounted gas fire

CONSERVATORY

12'4" x 9'10" (3.76m x 3.00m)



Having UPVC double glazed windows and double opening doors to the rear garden

EXTENDED KITCHEN
17'4" x 6'9" (5.28m x 2.06m)



Having UPVC double glazed window to the rear, two ceiling light points, door to the utility room, wall and base mounted storage units with roll edged work surfaces over incorporating sink and drainer, electric cooker point and full height appliance space

UTILITY ROOM
7'4" x 6'4" plus recess (2.24m x 1.93m plus recess)

Having UPVC double glazed door and window to the rear garden, ceiling light point, space and plumbing for automatic washing machine and doors to the ground floor shower room and garage

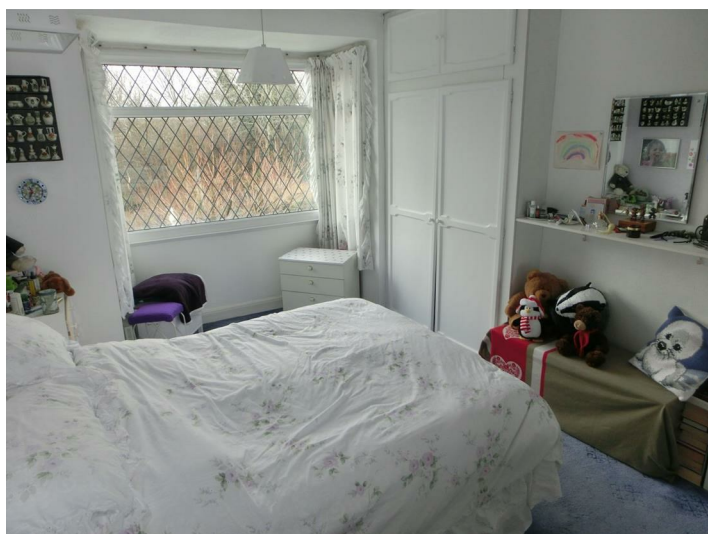
GROUND FLOOR SHOWER ROOM

Having ceiling light point, corner glazed shower cubicle, corner wash hand basin and mid level WC

LANDING

Having UPVC double glazed window to the side and doors radiating off to three bedrooms and bathroom

BEDROOM ONE
14'8" max into bay x 11'5" max (4.47m max into bay x 3.48m max)



Having UPVC double glazed window to the rear, two ceiling light points and built in wardrobes

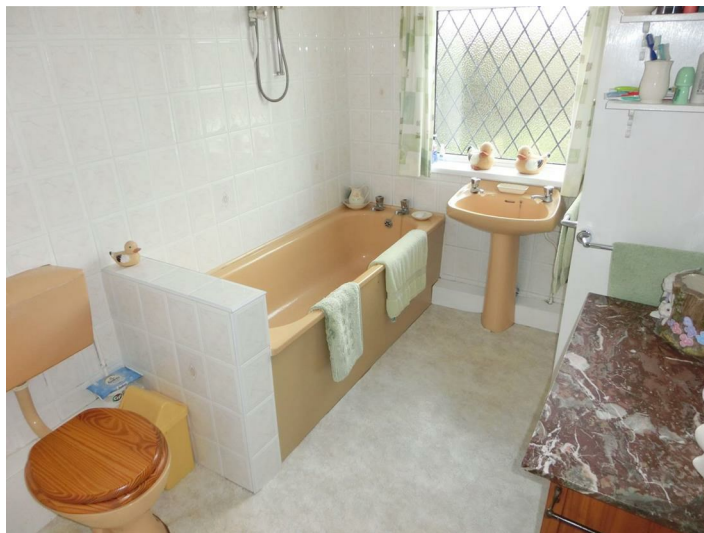
BEDROOM TWO
14'8" into bay x 11'5" max (4.47m into bay x 3.48m max)

Having UPVC double glazed bay window to the front, ceiling light point and built in wardrobe

EXTENDED BEDROOM THREE
14'7" x 8'7" max (4.45m x 2.62m max)

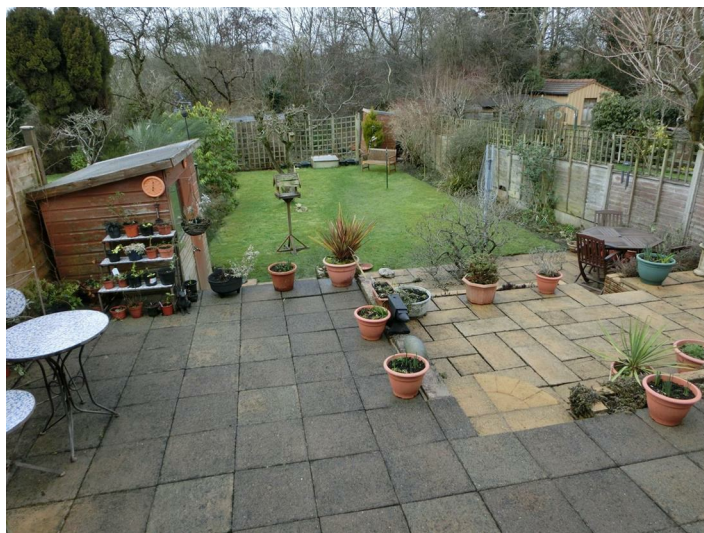
Having two UPVC double glazed windows to the front and two ceiling light points

BATHROOM



Having UPVC double glazed window to the rear, airing cupboard, ceiling light point and coloured suite comprising: panelled bath with shower over, mid level WC and pedestal wash hand basin

REAR GARDEN



Having tiered paved patio area with potting shed, lawn with shaped borders and defined boundaries, garden shed and private aspect to the rear

SINGLE GARAGE
17'4" x 7'5" plus recess (5.28m x 2.26m plus recess)

Having door to the front driveway, light and power

Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



COUNCIL TAX - Band

TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

VIEWING

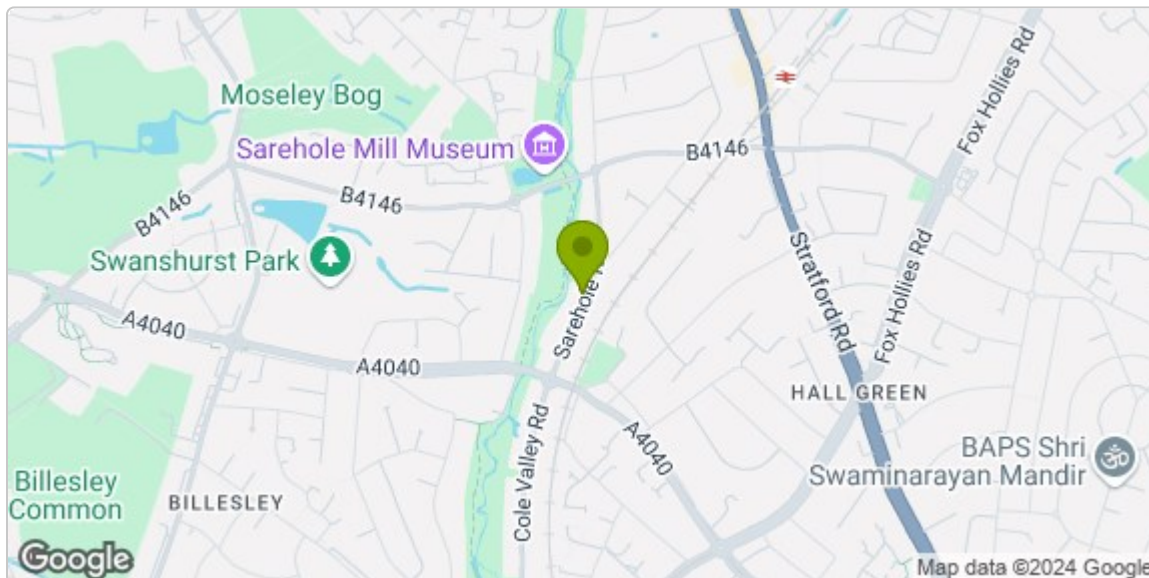
By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		35	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	