



# Chinn Brook Road, Billesley

## Offers Around £239,950

- DRIVEWAY
- LOUNGE
- GUEST WC
- BATHROOM
- CONVENIENT LOCATION
- HALLWAY
- KITCHEN
- THREE BEDROOMS
- REAR GARDEN
- VIEWING ADVISED



Chinn Brook Road is a popular road located in a most convenient location.

We are advised that there is good schooling in the area for children of all ages, with catchment areas being subject to confirmation from the Education Department. Nearby in Trittiford Road is the very popular Our Lady of Lourdes Roman Catholic Junior and Infant School, together with Bishop Challinor Roman Catholic Secondary School in Kings Heath itself.

Local shopping facilities can be found at both 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 offering shopping facilities and evening entertainments. Hall Green is served by both Hall Green Railway Station on the Stratford Road and Yardley Wood Railway Station on Highfield Road.

Off the main Stratford Road through Shirley leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business and Leisure Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

A convenient location therefore for this end terrace property which is set back from the road behind a front driveway. The driveway extends to the

### HALLWAY

Having ceiling light point, central heating radiator, stairs rising to first floor landing and door off to the

### LOUNGE

**16'6" into bay x 13'5" (5.03m into bay x 4.09m)**



Having double glazed bay window to front aspect, ceiling light point, central heating radiator, coved cornicing to ceiling, door to under stairs storage cupboard and door to

### KITCHEN

**9'4" x 13'7" (2.84m x 4.14m)**



Having two double glazed windows to rear aspect, double glazed door to rear garden, a range of wall and base units with wood work surface over incorporating one and a half bowl stainless steel sink and drainer, four ring gas hob, electric oven, integrated dishwasher, washing machine and fridge freezer, two ceiling light points, central heating radiator and door to

### LOBBY

Having ceiling light point, wall mounted gas central heating boiler and door to

### GROUND FLOOR WC

Having double glazed window to rear aspect, low level wc, wall mounted wash hand basin and ceiling light point

### FIRST FLOOR LANDING

Having ceiling light point, loft access and doors off to the three bedrooms and bathroom

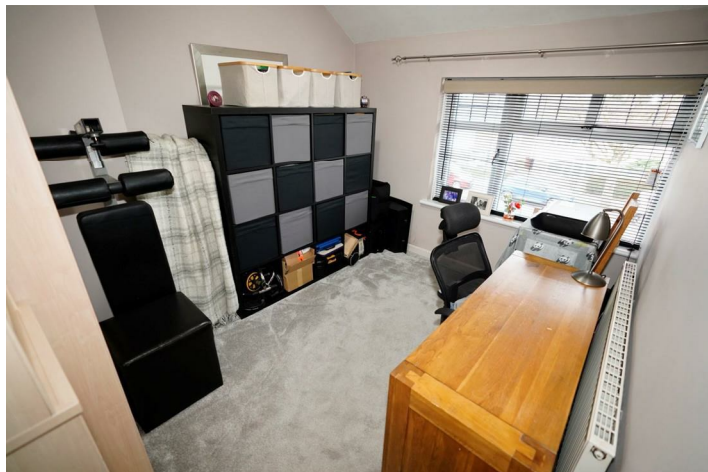
### BEDROOM ONE

**12'7" x 9'3" (3.84m x 2.82m)**



Having double glazed window to rear elevation, ceiling light point and central heating radiator

**BEDROOM TWO**  
10'0" x 8'11" (3.05m x 2.72m)



Having double glazed window to front elevation, ceiling light point, and central heating radiator

**BEDROOM THREE**  
8'11" x 7'5" (2.72m x 2.26m)



Having double glazed window to rear elevation, ceiling light point and central heating radiator

**BATHROOM**



Having double glazed window to front elevation, panel bath with mixer tap with shower head attachment, low level wc, pedestal wash hand basin, ceiling light point, chrome heated towel rail, tiled walls and floor and extractor fan

**REAR GARDEN**

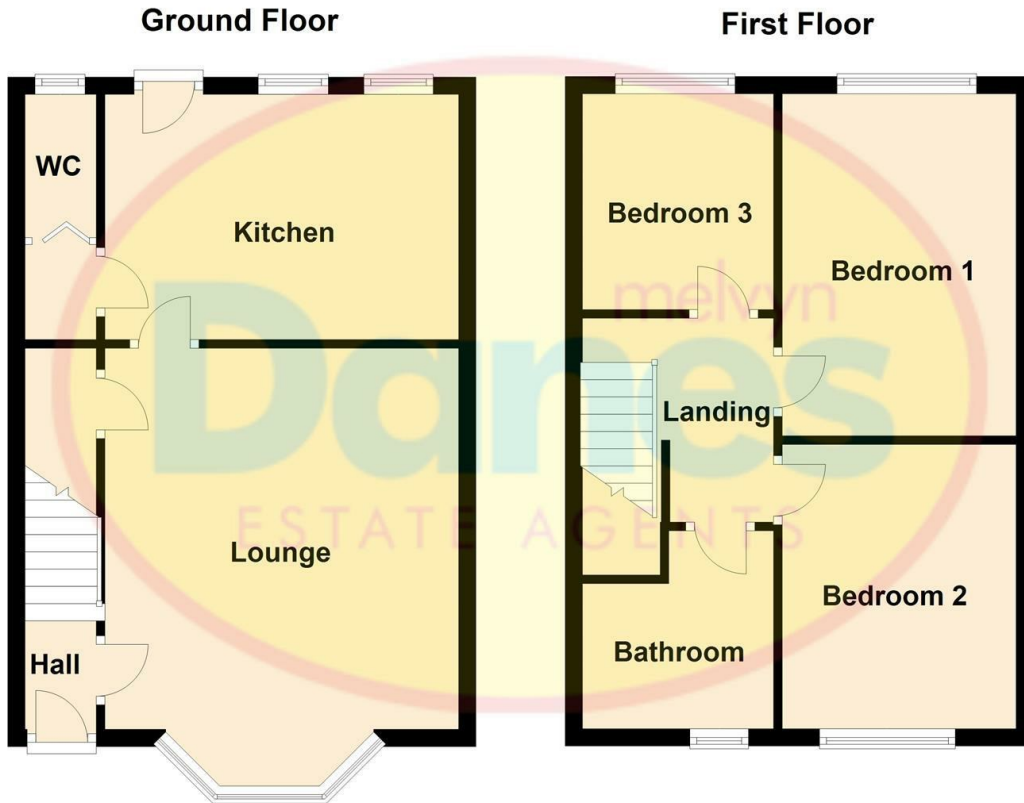


Having patio with steps leading to a further patio and the rest laid mainly to lawn with a fantastic wooden seating area



## 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.



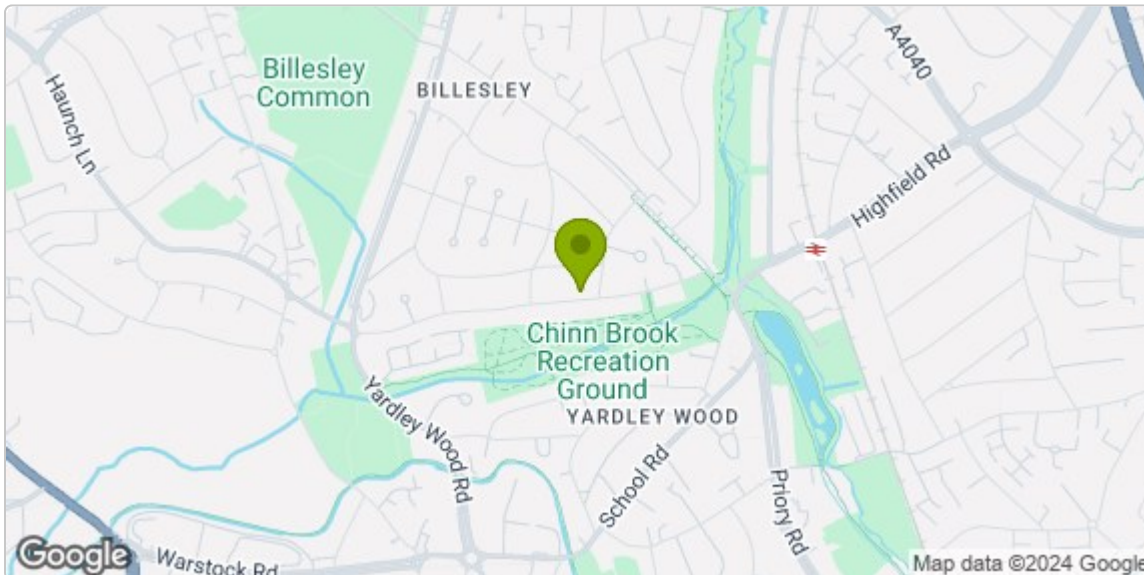
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** A

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
166 Chinn Brook Road  
Billesley Birmingham B13 0LZ

**Council Tax Band:** A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		64
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

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