



Primrose Lane, Hall Green

Offers Around £325,000

- DRIVEWAY
- HALLWAY
- KITCHEN
- GUEST CLOAKS
- FAMILY BATHROOM
- PORCH
- LOUNGE DINER
- BREAKFAST ROOM
- THREE BEDROOMS
- GOOD SIZE REAR GARDEN

This traditional larger style 1930's semi detached property is well presented and extended and is situated in this popular and convenient lane located off Robin Hood Lane.

The main shopping area is found on the A34 Stratford Road and commences with the area known as Robin Hood Island and extends south into Shirley and north into the centre of Hall Green and on into the City of Birmingham. Local bus services operate which will take you into the centre of Solihull, some four miles from the property, again offering excellent shopping facilities.

Those commuting by car will appreciate the easy access down the Stratford Road to the M42 motorway, passing through Shirley and past the Cranmore, Widney, Monkspath and Solihull Business Park and onto the motorway junction where is also sited the Blythe Valley Business Park. Two junctions down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station, whilst Hall Green's own railway station is sited off the Stratford Road and close by, in Highfield Road, is Yardley Wood Railway Station, offering commuter services between Birmingham and Stratford upon Avon.

There is excellent schooling for all age groups in the area, subject to confirmation from the Education Department, and further down Baldwins Lane is access into a pleasant area of public open space known as The Dingles, and this extends up to the historic Sarehole Mill and nearby is also Swanshurst Park.

A superb location therefore, for this well presented home which sits back from the road behind a block paved driveway with brick wall retainer to the front. Double opening UPVC double glazed doors give access to the

PORCH

Having entrance door leading to

HALLWAY

Having double glazed window to side aspect, ceiling light point, central heating radiator, stairs rising to first floor landing and doors off to a storage cupboard, kitchen and

LOUNGE DINER



DINING AREA

12'0" into bay x 11'11" (3.66m into bay x 3.63m)

Having double glazed bay window to front aspect, ceiling light point, central heating radiator and picture rail

LOUNGE AREA

12'5" x 11'11" (3.78m x 3.63m)

Having glazed doors to the breakfast room, ceiling light point, central heating radiator and picture rail

KITCHEN

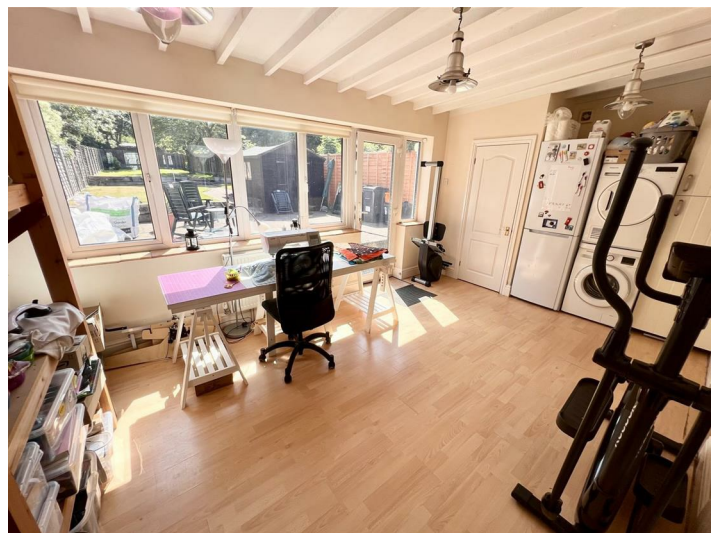
12'0" max x 7'7" (3.66m max x 2.31m)



Having a range of wall and base units with roll top work surface over incorporating one and a half bowl stainless steel sink and drainer, electric double oven, five ring gas hob with extractor over, space and plumbing for dishwasher, ceiling light point, central heating radiator and opening to

BREAKFAST ROOM

10'7" x 19'0" (3.23m x 5.79m)



Having double glazed windows, space and plumbing for washing machine, space for fridge freezer, ceiling light point and door to

GUEST CLOAKS

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

FIRST FLOOR LANDING

Having double glazed window to side elevation, ceiling light point, loft access and doors off to the three bedrooms and family bathroom

BEDROOM ONE

12'5" x 11'10" (3.78m x 3.61m)



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

BEDROOM TWO

10'9" into bay x 11'10" (3.28m into bay x 3.61m)



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

BEDROOM THREE

6'6" x 7'8" (1.98m x 2.34m)

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

FAMILY BATHROOM



Having double glazed window to rear elevation, freestanding bath, low level wc, pedestal wash hand basin, shower cubicle with thermostatic shower, ceiling light point and central heating radiator

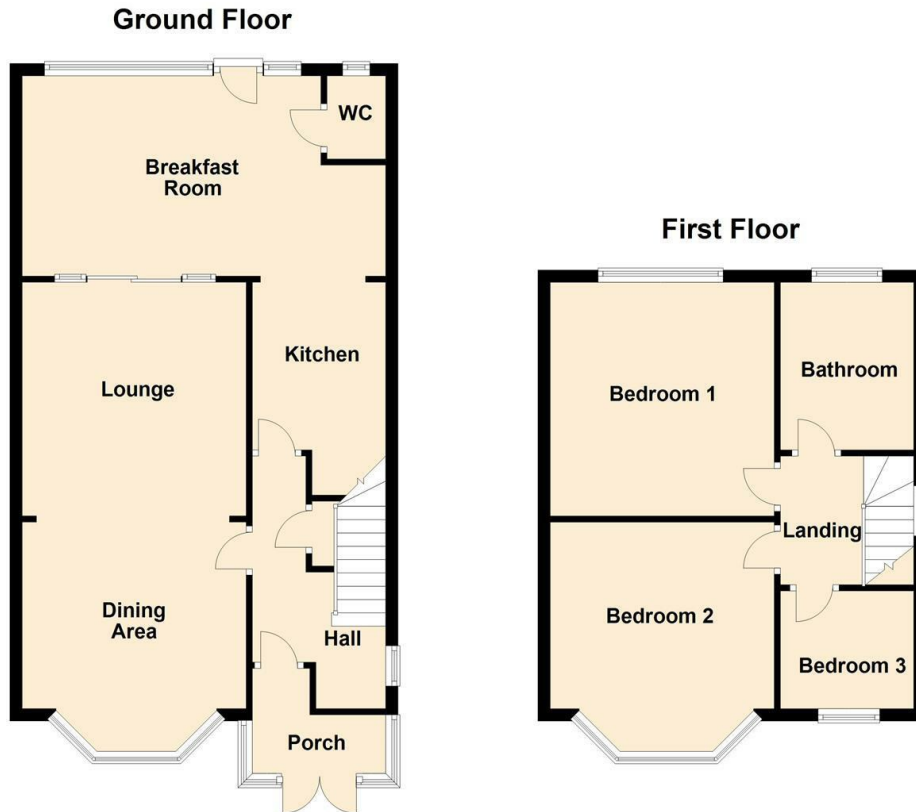
REAR GARDEN



A good size garden with a patio area with the rest laid mainly to lawn, gated giving access back to the front of the property, timber shed, outside tap and electric point

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.



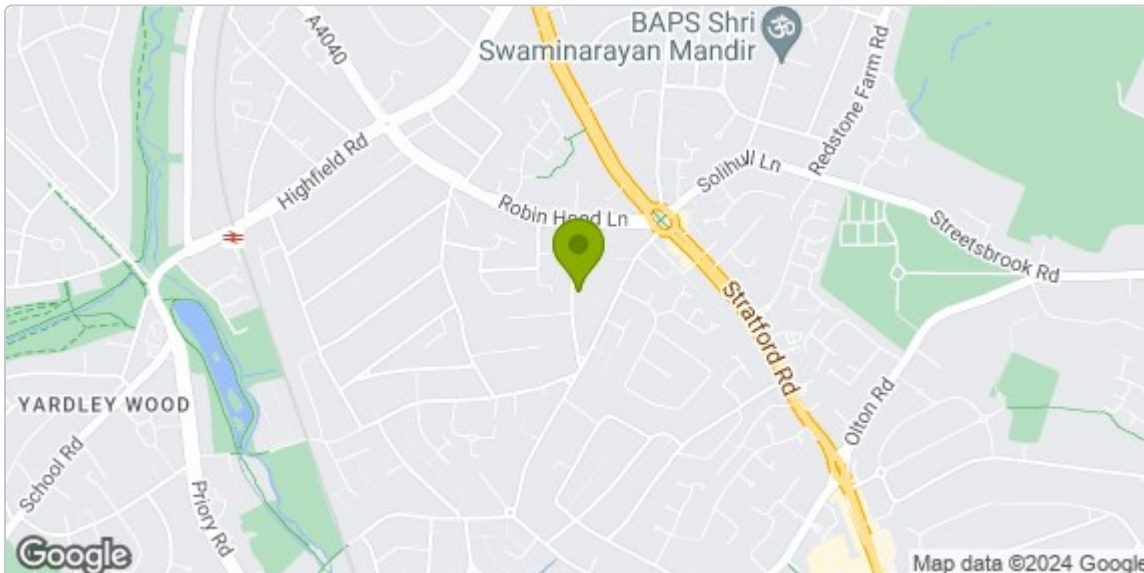
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: D

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:
50 Primrose Lane Hall Green
Birmingham B28 0JJ

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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