



Blackburne Road, Hall Green

Offers Around £340,000

- DRIVEWAY
- HALLWAY
- DINING ROOM
- THREE BEDROOMS
- GARAGE
- PORCH
- LOUNGE
- KITCHEN DINER
- FAMILY BATHROOM
- REAR GARDEN

Blackburne Road is conveniently located off Highfield Road, well placed to take advantage of all the amenities of Hall Green and Shirley. We are advised that the property is situated within the catchment area of Hall Green School, and for infant and junior children there is Chilcote Junior and Infant School in Chilcote Close or Hall Green Junior and Infant School on the Stratford Road, although education facilities are subject to confirmation from the Education Department.

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 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 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.

An ideal location therefore for this traditional semi detached property which is set back from the road behind a paved driveway leading to double glazed door into

PORCH

Having double glazed windows, recessed light and glazed entrance door to

HALLWAY

Having single glazed windows to front aspect, ceiling light point, central heating radiator and doors off to the under stair cupboard, dining room, kitchen and

LOUNGE

14'6" into bay x 10'11" (4.42m into bay x 3.33m)



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

LIVING ROOM/DINING ROOM **13'9" x 10'11" (4.19m x 3.33m)**



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

KITCHEN DINER **10'0" x 14'5" max (3.05m x 4.39m max)**



Having double glazed window to rear aspect, two Velux style windows, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap, double electric oven, four ring gas hob with extractor over, integrated fridge, recessed lights, central heating radiator, double glazed French doors to rear garden and door to garage

FIRST FLOOR LANDING

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

BEDROOM ONE

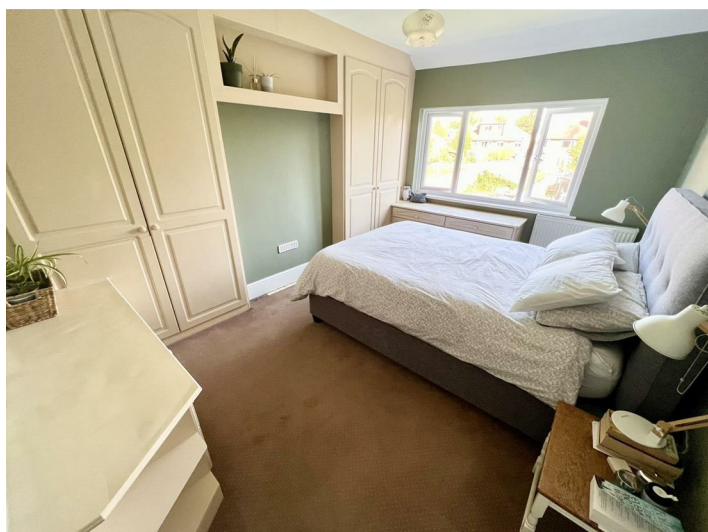
**14'9" into bay x 8'11" to wardrobe fronts
(4.50m into bay x 2.72m to wardrobe fronts)**



Having double glazed bay window to front elevation, two ceiling light points, central heating radiator and built in wardrobe

BEDROOM TWO

**13'9" x 9'0" to wardrobe fronts (4.19m x 2.74m
to wardrobe fronts)**



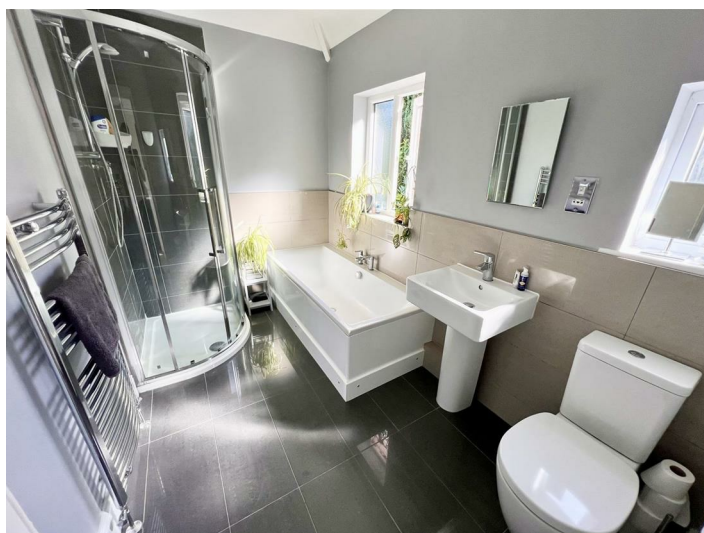
Having double glazed window to rear elevation, ceiling light point and central heating radiator

BEDROOM THREE

8'3" x 6'10" (2.51m x 2.08m)

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

FAMILY BATHROOM



Having two double glazed windows to side elevation, panel bath with mixer tap, shower cubicle with thermostatic shower, low level wc, wash hand basin, chrome heated towel rail,, recessed lights and loft access

GARAGE

15'3" x 8'2" (4.65m x 2.49m)

Double doors to the driveway, door to kitchen, wall mounted gas central heating boiler, space and plumbing for washing machine and ceiling light point

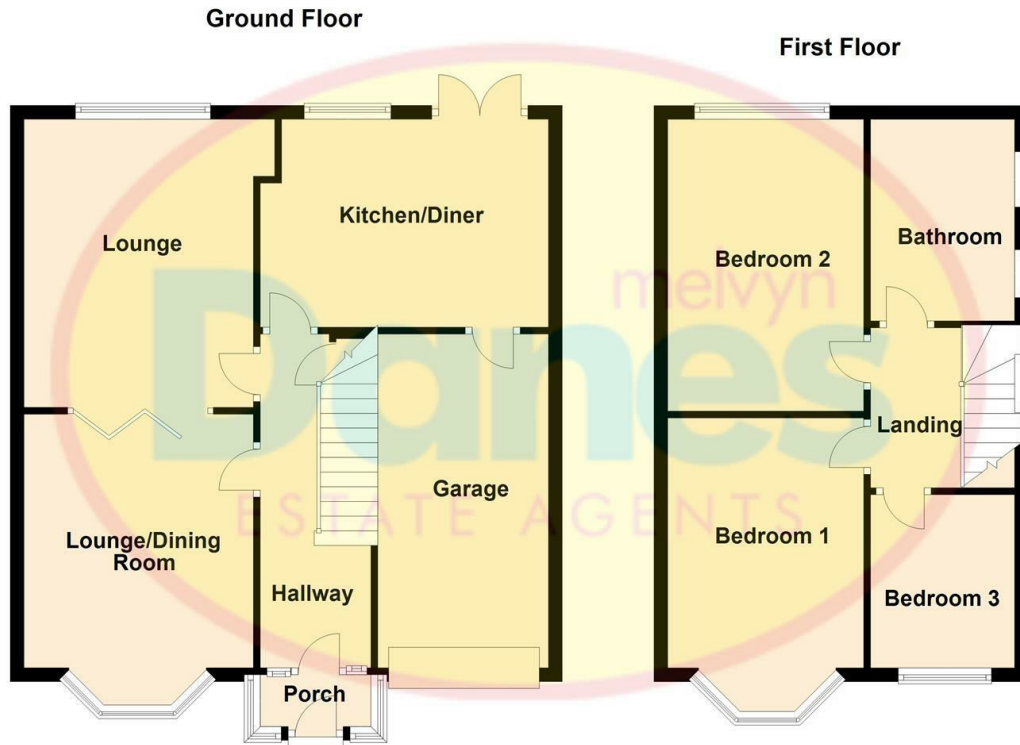
REAR GARDEN



Having paved patio, the rest laid mainly to lawn with further patio area at the rear of the garden, borders with an abundance of mature plants and shrubs and outside tap

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.



Total area: approx. 103.3 sq. metres (1112.3 sq. feet)

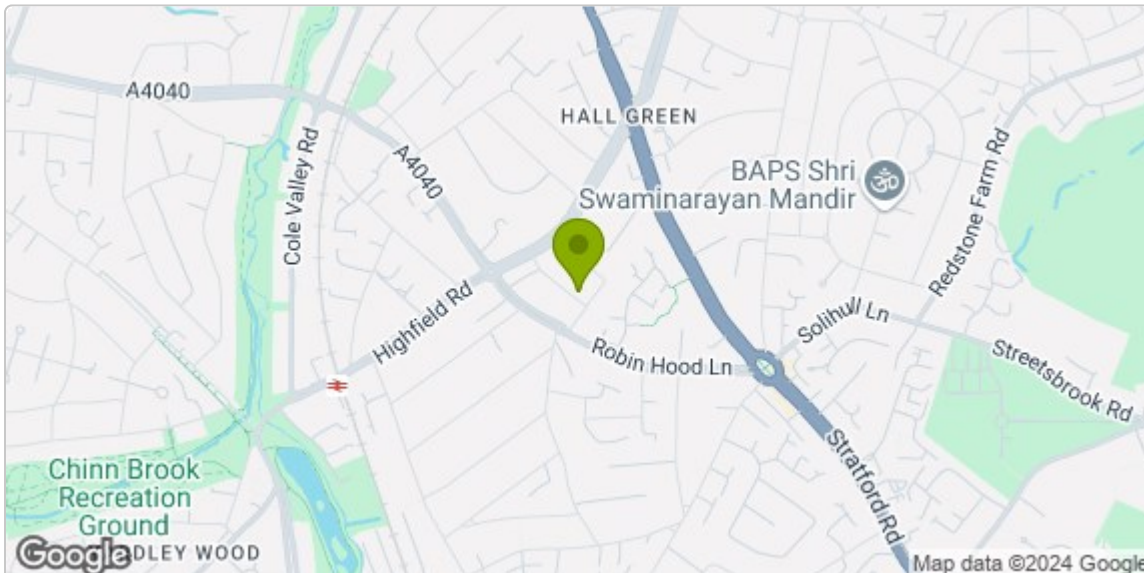
TENURE: We are advised that the property is Freehold.

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:
34 Blackburne Road Hall
Green Birmingham B28 0JD

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	65	
(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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