



# Cheyne Gardens, Hall Green

## Offers Around £159,950

- ENTRANCE LOBBY
- MODERN KITCHEN
- TWO BEDROOMS
- REAR SITTING AREA
- POPULAR LOCATION
- LOUNGE DINER
- INNER HALLWAY
- REFITTED SHOWER ROOM
- COMMUNAL GARDENS
- NO UPWARD CHAIN

This well presented retirement bungalow is conveniently located in a private cul de sac located just off Gracemere Crescent in the popular suburb of Hall Green.

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.

An ideal location therefore for this modern property which is set back from the road behind a paved pathway leading to a part double glazed front door that opens into the

### **ENTRANCE LOBBY**

Having door opening to the

### **LOUNGE DINER**

**16'10" into bay x 10'3" (5.13m into bay x 3.12m)**



Having UPVC double glazed box bay window to the front, two ceiling light points, electric panel heater, two designer electric radiators, laminate wooden flooring and doors opening to the kitchen and the inner hallway

### **KITCHEN**

**11'0" x 7'6" (3.35m x 2.29m)**



Having UPVC double glazed window to the front and UPVC double glazed door to the side garden, recessed ceiling spotlights, electric panel heater and being fitted with a range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer, integrated electric oven with hob and extractor canopy over, space and plumbing for washing machine and full height appliance space

### **INNER HALLWAY**

Having ceiling light point, loft hatch access, electric panel heater and doors opening to two bedrooms, shower room and storage cupboard

### **BEDROOM ONE**

**11'8" x 11'1" (3.56m x 3.38m)**



Having sliding double glazed patio style doors to the rear garden, ceiling light point, electric panel heater and built in wardrobe

### **BEDROOM TWO**

**10'6" x 6'6" (3.20m x 1.98m)**

Having UPVC double glazed window to the rear, electric panel heater, ceiling light point and laminate wooden flooring



## REFITTED SHOWER ROOM



Having UPVC double glazed window to the side, ceiling light point, heated towel rail, full height wall tiling, tiled flooring, tandem shower enclosure with fixed glazed screen, concealed cistern WC and vanity unit with inset wash hand basin and anti mist mirror over

## OUTSIDE

### COMMUNAL REAR GARDEN



Having paved seating area and being laid to lawn. The gardens and surround are maintained by the management company as part of the service charge.

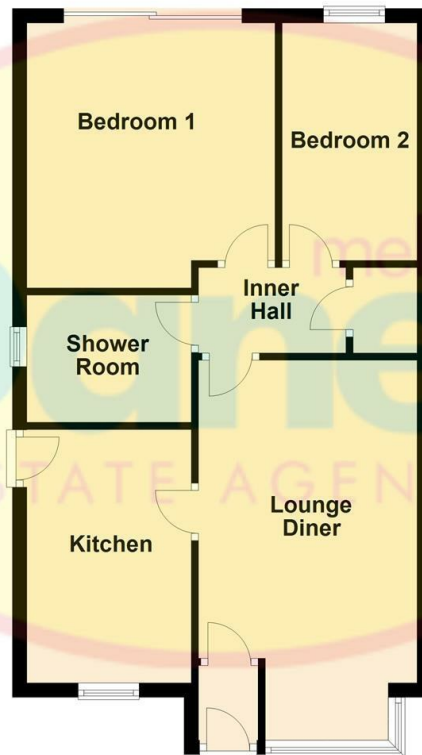
## RESIDENTS PARKING

Located to the front of the property

## 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.

Ground Floor



### TENURE

We are advised that the property is leasehold and we are advised that there are approximately 81 years remaining on the lease and it is subject to a service charge of £296 per quarter and the annual ground rent is £60 per annum

### COUNCIL TAX BAND: B

### VIEWING:

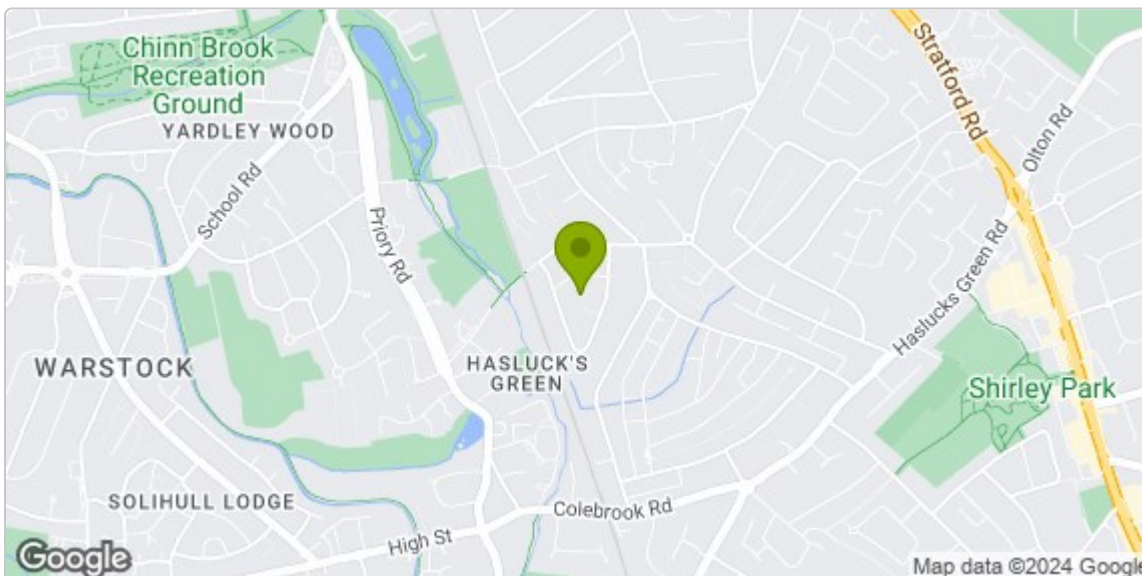
By appointment only please with the Shirley office on 0121 744 2801.

### 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 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.



Full Postal Address:  
5 Cheyne Gardens Hall Green  
Birmingham B28 0UH

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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