



Redstone Farm Road, Hall Green

Offers Around £325,000

- DRIVEWAY
- HALLWAY
- DINING ROOM
- MASTER BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- GARAGE
- LOUNGE
- KITCHEN
- TWO FURTHER DOUBLE BEDROOMS
- REAR GARDEN

A well maintained, extended semi detached property situated on Redstone Farm Road, located off Solihull Lane which leads directly off Robin Hood Island.

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 Parks and Leisure Park 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 greatly extended, well maintained family home with three double bedrooms. Council Tax Band C - (Solihull Metropolitan Borough Council).

Sitting back from the road behind a tarmac driveway leading to a double glazed front door, which opens to the

PORCH

HALLWAY

Having ceiling light point, central heating radiator, wood flooring, stairs rising to first floor landing and doors off to the garage, kitchen and

LOUNGE

10'7" x 13'6" (3.23m x 4.11m)



Having ceiling light point, central heating radiator, coved cornicing to ceiling and opening to

DINING ROOM

8'2" x 11'8" (2.49m x 3.56m)

Having double glazed bow window to side aspect, double glazed sliding door to rear garden, ceiling light point, central heating radiator and coved cornicing to ceiling

KITCHEN

22'9" x 6'8" (6.93m x 2.03m)



Having double glazed window to front aspect, a range of wall, drawer and base units with work surface over incorporating one and a half bowl sink and drainer with mixer tap, built in Bosch electric oven and microwave, Neff induction hob with extractor canopy over, integrated dishwasher, two ceiling light points and central heating radiator

LANDING

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

MASTER BEDROOM

16'9" recess x 11'6" max (5.11m recess x 3.51m max)



Having double glazed window to rear elevation, ceiling light point, central heating radiator, built in hanging rails and door to

EN-SUITE



Having double glazed window to side elevation, shower cubicle with raindrop head and separate hand held attachment, pedestal wash hand basin, low level wc, recessed lights, chrome towel rail and tiled floor

BEDROOM TWO

14'5" x 9'6" (4.39m x 2.90m)



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

BEDROOM THREE

7'8" x 12'6" (2.34m x 3.81m)

Having double glazed window to rear elevation, ceiling light point, central heating radiator and built in wardrobe with sliding mirror doors

FAMILY BATHROOM



Having double glazed windows to front and side elevations, freestanding bath, shower cubicle with thermostatic shower with raindrop head and separate hand held attachment, vanity unit with wash hand basin and wc, recessed lights, heated towel rail and tiled walls and floor

GARAGE

16'3" x 7'5" min (4.95m x 2.26m min)

Having electric door to the front driveway, double glazed door to rear garden, ceiling light point and wall mounted gas central heating boiler

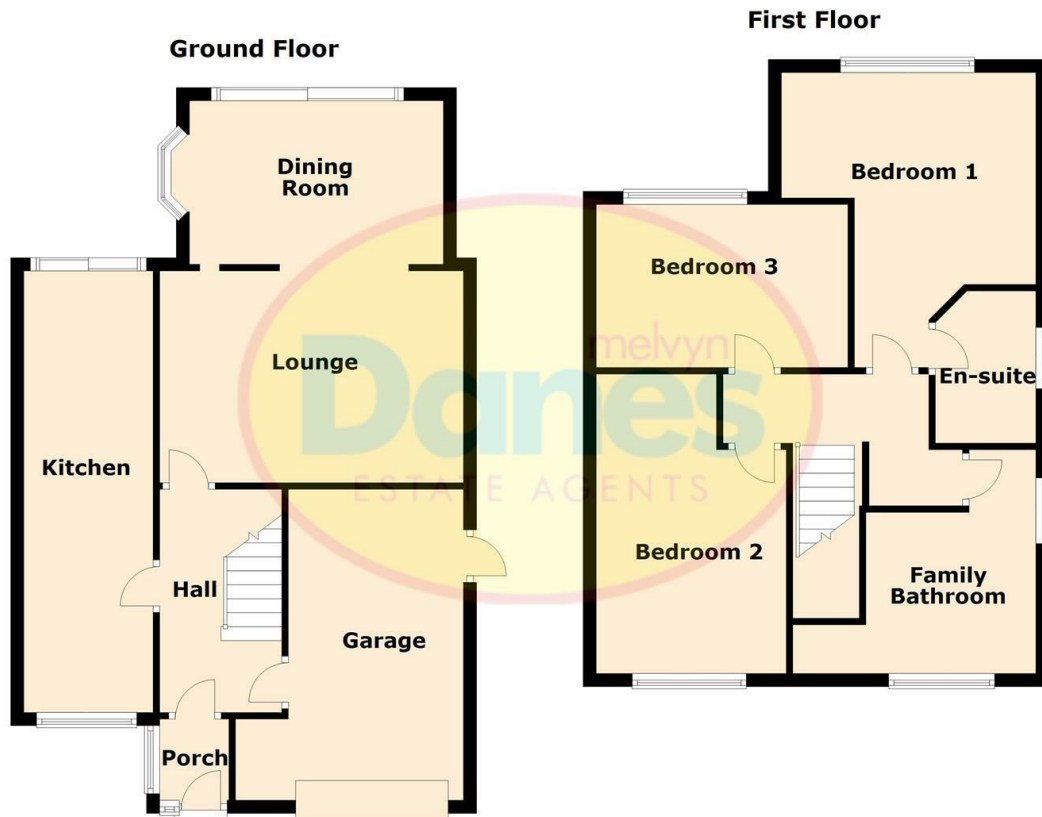
REAR GARDEN



A good size with paved patio with the rest laid mainly to lawn with an abundance of mature plants, shrubs and trees, outside tap and gated access 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.



TENURE

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

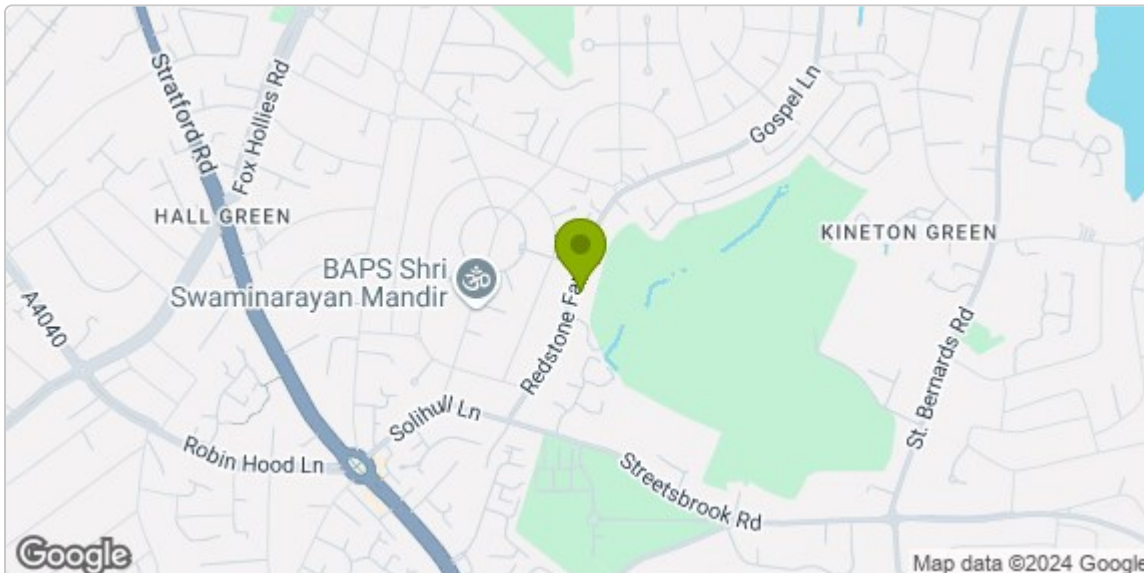
COUNCIL TAX -Band C (SMBC)

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.



Full Postal Address:

68 Redstone Farm Road Hall
Green Birmingham B28 9NL

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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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