



# Shirley Road, Hall Green

## Offers Around £375,000

- GOOD SIZE CORNER PLOT
- THROUGH LOUNGE
- UTILITY AREA
- THREE BEDROOMS
- DETACHED DOUBLE GARAGE
- FRONT DRIVEWAY
- KITCHEN
- GROUND FLOOR WC
- BATHROOM & SEPERATE WC
- NO UPWARD CHAIN



This larger style traditional link detached Dares built property is ideally situated on this larger than average corner plot in Hall Green.

Ideally placed to take advantage of local shopping facilities which can be found at both Robin Hood Island and Hall Green Parade, and a short drive along the Stratford Road will bring to you into nearby Shirley which offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelryes.

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 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.

Situated back from the roadside behind a fore garden and front driveway that leads in turn to a double glazed door, which opens to the

### HALLWAY

Having ceiling light point, central heating radiator, stairs rising to first floor landing and door off to the under stair storage cupboard, kitchen and

### THROUGH LOUNGE DINER

**29'7" max x 12'6" max (9.02m max x 3.81m max)**



Having double glazed bay window to front aspect, two ceiling light points, central heating radiator and double glazed French doors to rear garden with double glazed windows to either side

### KITCHEN

**8'7" x 10'10" (2.62m x 3.30m)**



Having double glazed window to side aspect, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, integrated electric fan assisted double oven, four ring gas hob with extractor over, plumbing for dishwasher, ceiling light point and single glazed window and door to

### UTILITY AREA

Having double glazed windows to rear and side aspects, ceiling light point, space for fridge freezer and tumble dryer, space and plumbing for washing machine, double glazed door to rear garden and door to

### GROUND FLOOR WC

Having double glazed window to side aspect, low level wc and ceiling light point

### FIRST FLOOR LANDING

Having window to side elevation, ceiling light point, loft access and doors off to the three bedrooms, bathroom and seperate wc

### BEDROOM ONE

**14'7" into bay x 11'8" (4.45m into bay x 3.56m)**



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



## BEDROOM TWO

14'3" into bay x 11'0" (4.34m into bay x 3.35m)



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

## BEDROOM THREE

10'4" x 7'7" (3.15m x 2.31m)

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

## BATHROOM



Having double glazed window to rear elevation, panel bath with electric shower over, vanity unit with wash hand basin, ceiling light point, central heating radiator and door to airing cupboard

## SEPERATE WC

Having double glazed window to side elevation, low level wc and ceiling light point

## OUTSIDE

## REAR GARDEN



Having paved patio with the rest laid mainly to lawn with borders with mature plants and shrubs, gated access back to the front of the property and door giving access to

## DOUBLE GARAGE

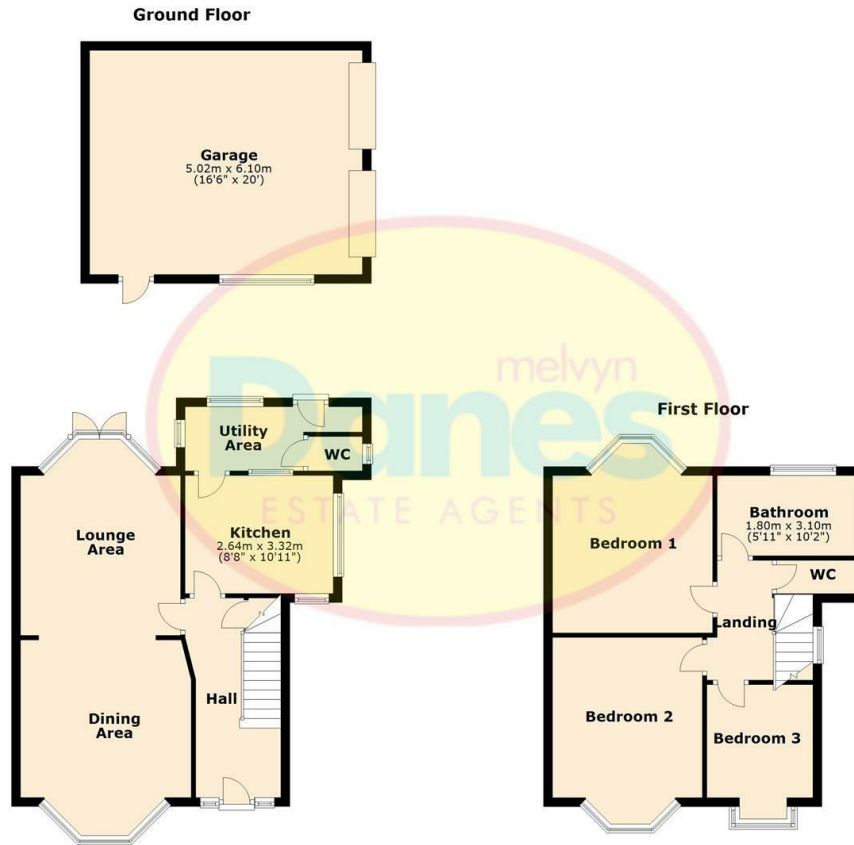
19'10" x 16'5" (6.05m x 5.00m)



Having two single up and over doors the side driveway, single glazed window, door to rear garden and ceiling light 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.



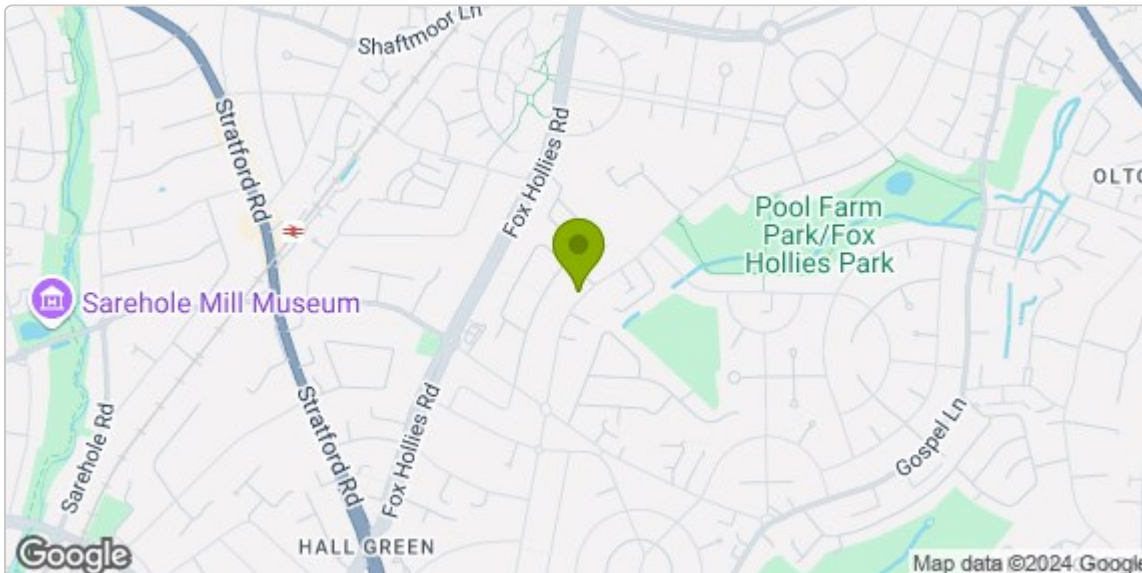
**TENURE:** We are advised that the property is Freehold

**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:**  
444 Shirley Road Hall Green  
Birmingham B28 8QL

**Council Tax Band:** D

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		73
	41	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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