



Woodvale Drive, Hall Green

Offers Around £270,000

- PORCH
- LOUNGE DINER & CONSERVATORY
- TWO DOUBLE BEDROOMS
- FRONT DRIVEWAY & GARAGE
- GARAGE
- HALLWAY
- KITCHEN
- SHOWER ROOM
- REAR GARDEN
- NO UPWARD CHAIN

Woodvale Drive is a small cul-de-sac location conveniently situated for the amenities of Shirley and Hall Green. There are parades of local shops on both Baldwins Lane and Haslucks Green Road serving everyday needs.

We are advised that there is good schooling in the area for children of all ages include the most sought after Chilcote Junior & Infant School which is located just off Scribes Lane in Chilcote Close. All school catchments are of course 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 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. Along the M42 at Junction Six, you will find Birmingham International Airport and Railway Station.

Sitting back from the road behind a front driveway with lawned foregarden a UPVC double glazed door opens into the

PORCH

Having UPVC double glazed door into the

HALLWAY

Having ceiling light point, central heating radiator and doors to the kitchen, lounge diner, two double bedrooms, shower room and airing cupboard

KITCHEN

12'1 x 7'11 (3.68m x 2.41m)



Having wall and base units with work surfaces over incorporating sink and drainer, electric hob with extractor over and oven beneath, space for washing machine and fridge freezer, ceramic wall tiles, ceiling light point, central

heating radiator, UPVC double glazed window to the front and door into the side

LOUNGE DINER

17'3 max x 13'10 max (5.26m max x 4.22m max)



Having two ceiling light points, two central heating radiators and double glazed sliding patio doors to the



CONSERVATORY



Having UPVC double glazed windows and double doors to the rear garden

BEDROOM 1
13'11 x 9'9 (4.24m x 2.97m)



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

BEDROOM 2
12'3 x 8'10 (3.73m x 2.69m)

Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

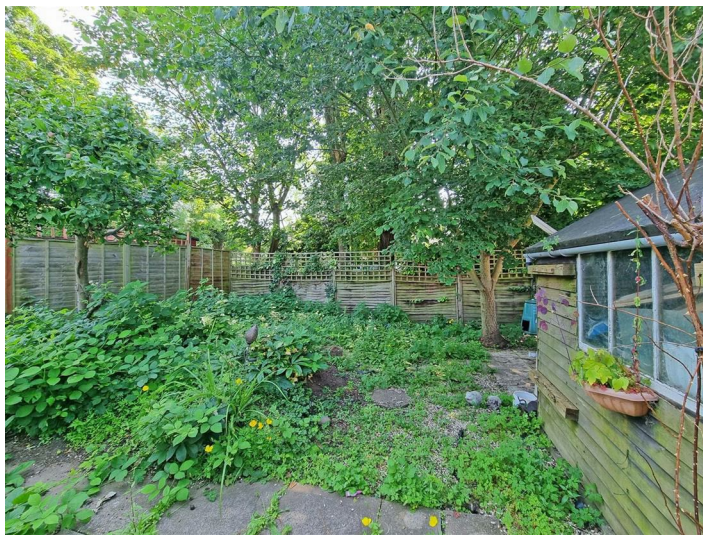
SHOWER ROOM



Having shower enclosure, low level WC, wash hand basin in vanity unit, ceramic wall tiles, ceiling light point, heated towel rail and UPVC double glazed window to the side

GARAGE

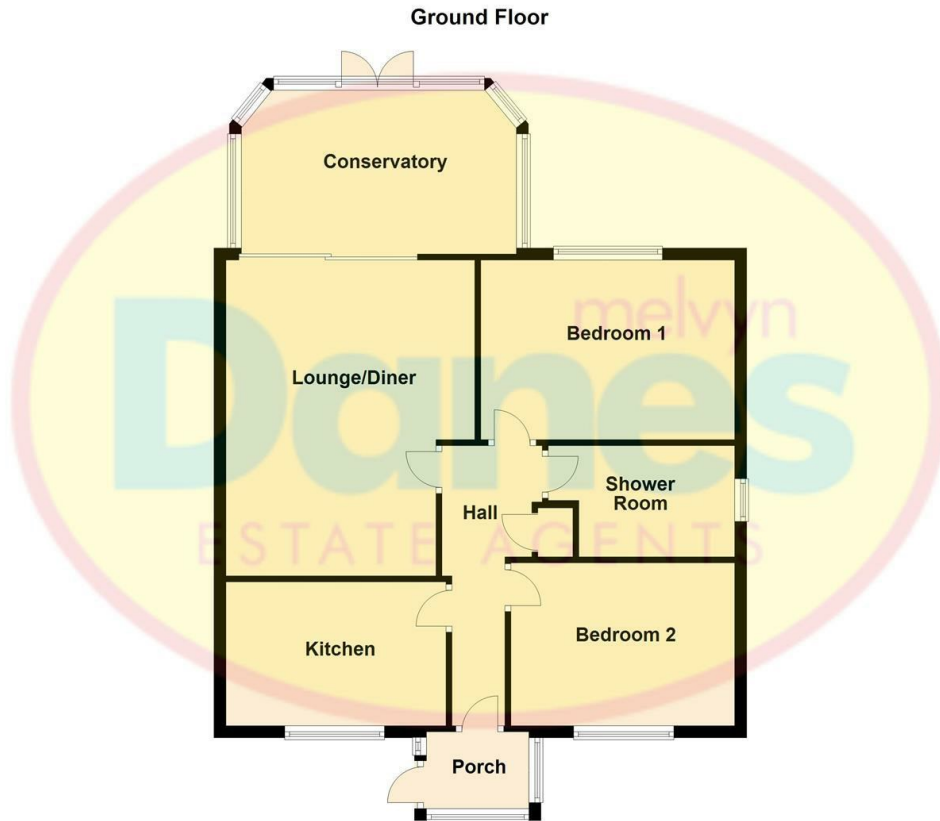
REAR GARDEN



Requiring some maintenance, being mostly paved with fencing to boundaries and gated side access

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.



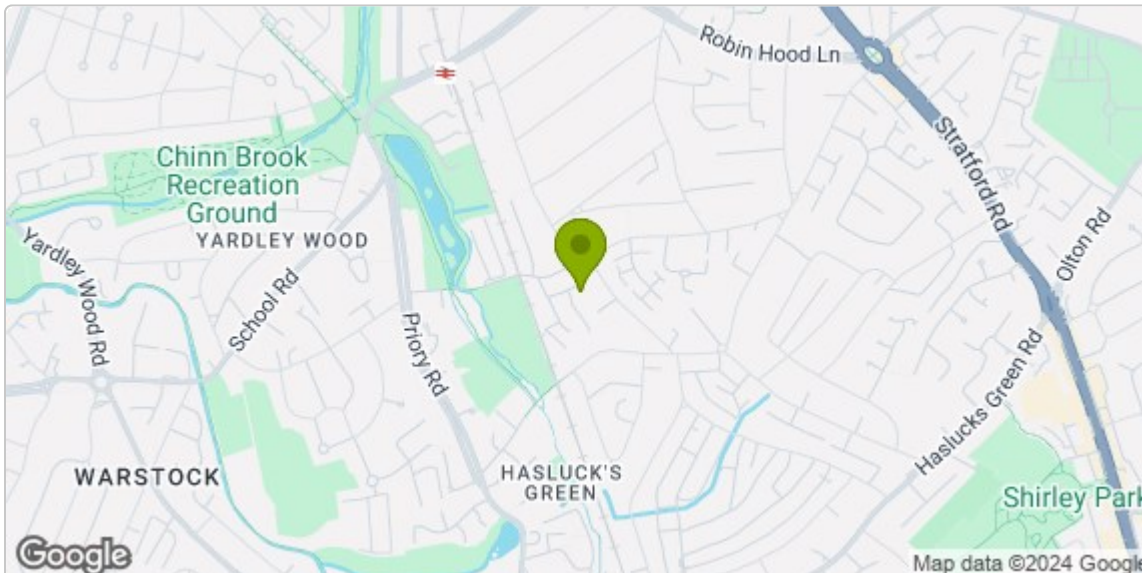
ENURE: We are advised that the property is Freehold

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:
11 Woodvale Drive Hall Green
Birmingham B28 0PR

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

321 Alcester Road, Wythall, Birmingham, B47 5HJ

Tel: 01564 826 555 Email: wythall@melvyndanes.co.uk www.melvyndanes.co.uk