



Gracemere Crescent, Hall Green

Offers Around £230,000

- DRIVEWAY
- LOUNGE
- THREE BEDROOMS
- REAR GARDEN
- CONVENIENT LOCATION
- HALLWAY
- KITCHEN DINER
- SHOWER ROOM
- OUTSIDE WC
- VIEWING ADVISED

This traditional mid terrace house is conveniently located just off the cul-de-sac end of Baldwins Lane in this popular horse shoe Crescent.

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.

There is excellent schooling for all age groups in the area, subject to confirmation from the Education Department, and further down Baldwins Lane is access into a pleasant area of public open space known as The Dingles, and this extends up to the historic Sarehole Mill and nearby is also Swanshurst Park.

The property is set back from the road behind a paved driveway leading to a glazed front door that opens into the

HALLWAY

Having ceiling light point, central heating radiator, laminate flooring, stairs rising to first floor landing and doors to

LOUNGE

17'3" into bay x 12'9" (5.26m into bay x 3.89m)



Having double glazed bay window to front aspect, wall lights, central heating radiator and opening to

KITCHEN DINER

8'10" x 12'7" (2.69m x 3.84m)



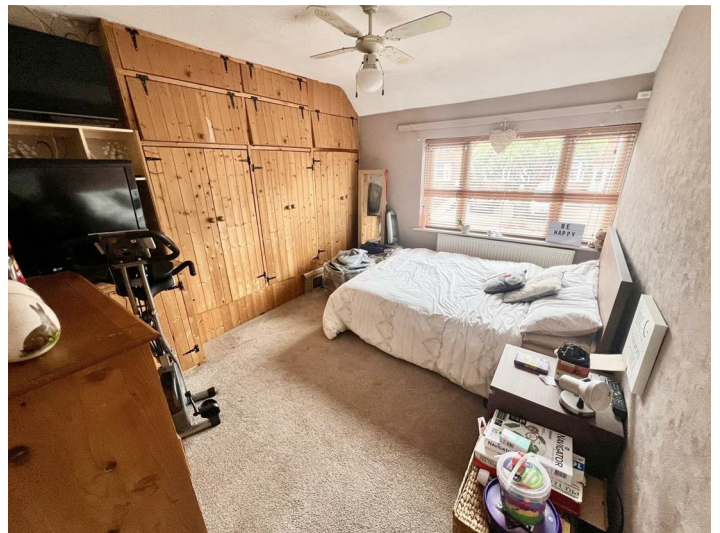
Having double glazed window to rear aspect, double glazed door to rear garden, a range of wall and base units with roll top worksurface over incorporating stainless steel sink and drainer with mixer tap over, double oven, four ring gas hob, space and plumbing for washing machine, space for under counter fridge, ceiling light point, central heating radiator and opening to storage space under the stairs

FIRST FLOOR LANDING

Having ceiling light point, loft access and doors off to the three bedrooms and shower room

BEDROOM ONE

12'5" x 11'1" (3.78m x 3.38m)



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

BEDROOM TWO
10'2" x 11'1" (3.10m x 3.38m)

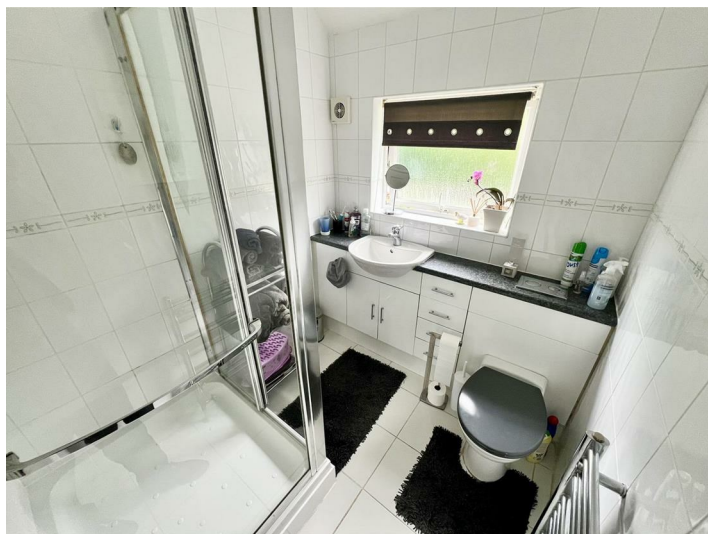


Having double glazed window to rear elevation, ceiling light point, central heating radiator and built in wardrobe

BEDROOM THREE
8'1" x 6'3" (2.46m x 1.91m)

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

SHOWER ROOM



Having double glazed window to rear elevation, shower cubicle with thermostatic shower, vanity unit with wash hand basin and wc, recessed lights, heated chrome towel rail and tiled walls and floor.

OUTSIDE

REAR GARDEN



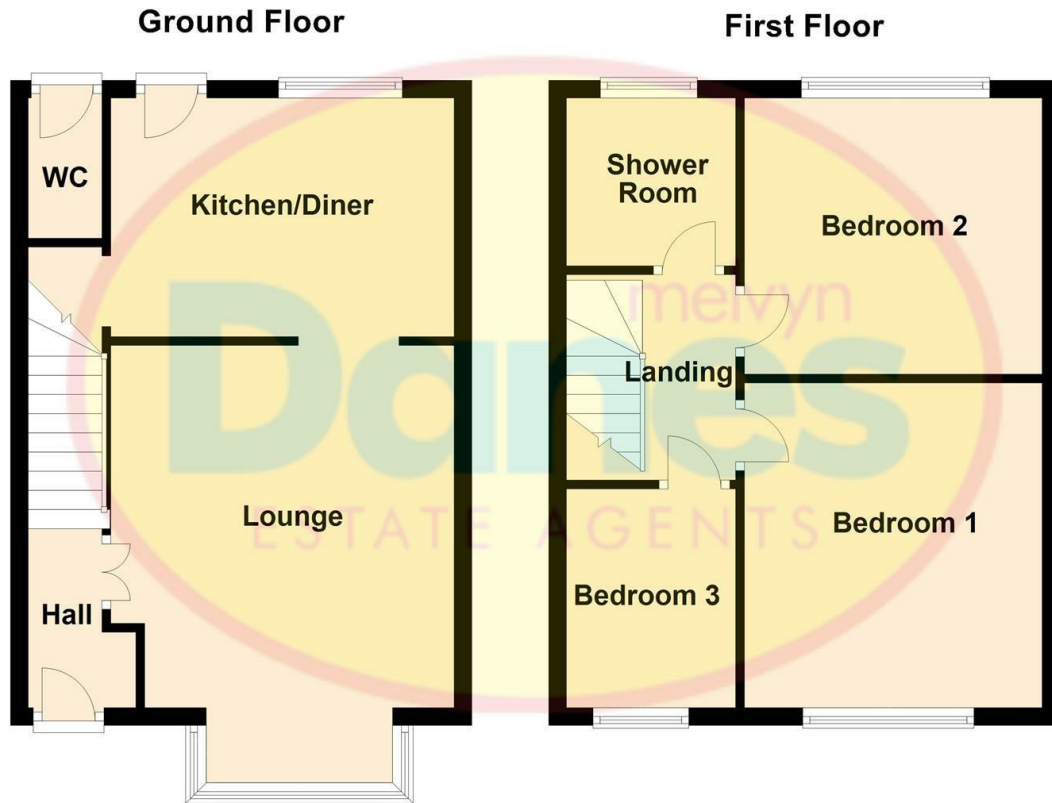
Having paved patio with the rest laid mainly to lawn with gated access back to the front of the property and door to

WC

Having ceiling light point and low level wc

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 B

VIEWING

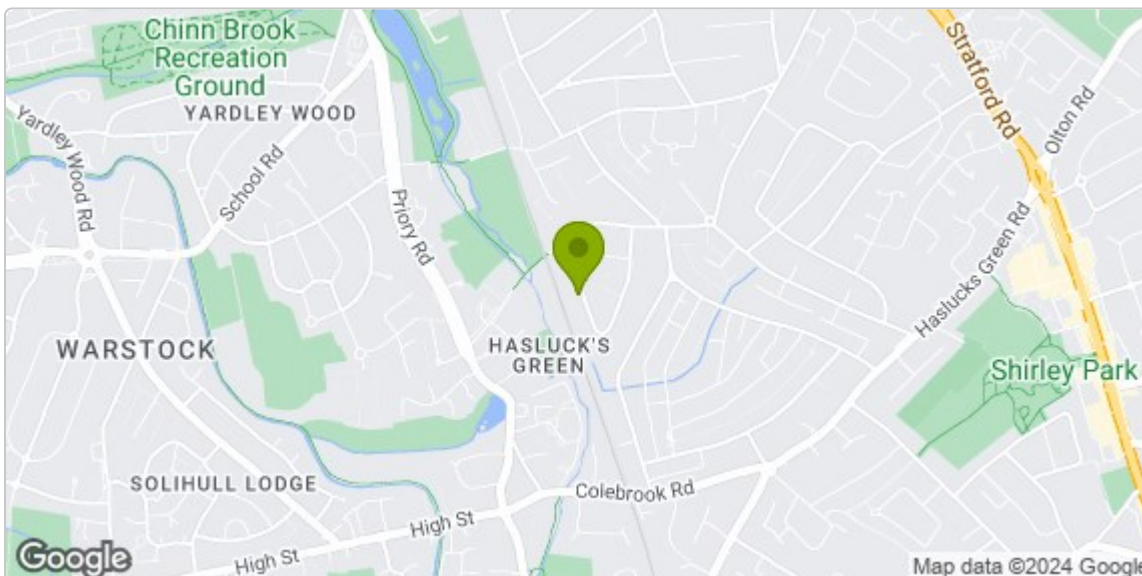
By appointment only please with the Shirley office on 0121 744 2801.

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:

162 Gracemere Crescent Hall
Green Birmingham B28 0UD

Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
			81
		58	
England & Wales		EU Directive 2002/91/EC	

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