



Blythsford Road, Hall Green

Offers Around £269,500

- DRIVEWAY
- KITCHEN DINER
- GUEST CLOAKS
- CONSERVATORY
- BATHROOM
- PORCH
- LOUNGE
- UTILITY ROOM
- TWO BEDROOMS
- REAR GARDEN

Blythsford Road leads from Newborough Road which runs directly onto Haslucks Green Road in which are sited local shops, Shirley Railway Station and access to Shirley Park.

We are advised that there is good schooling in the area for children of all ages, with catchment areas being subject to confirmation from the Education Department.

Local shopping facilities can be found at the Robin Hood Island 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. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location therefore for this extended traditional semi detached house which is set back from the roadside behind a front driveway which leads to a double glazed door which opens to the

PORCH

Having double glazed window to side aspect, recessed lights, tiled floor and door to

KITCHEN DINER

15'2" x 12'5" (4.62m x 3.78m)



Having double glazed window to rear aspect, wall and base units with work surface over incorporating double Belfast sink with mixer tap over, range cooker, three ceiling light points, central heating radiator, stairs rising to first floor landing and doors off to guest cloaks, utility room and

LOUNGE

12'9" into bay x 12'5" (3.89m into bay x 3.78m)



Having double glazed bay window to front aspect, ceiling light point, central heating radiator, gas fire and coved cornice to ceiling

GUEST CLOAKS



Having double glazed window to side aspect, low level wc, vanity unit with wash hand basin, recessed lights, chrome heated towel rail and tiled floor

UTILITY ROOM

Having double glazed window to rear aspect, space and plumbing for washing machine, space for fridge freezer, ceiling light point, tiled floor and door leading to

CONSERVATORY

10'8" x 7'0" (3.25m x 2.13m)

Having double glazed French doors to rear garden, double glazed windows and wall mounted light

FIRST FLOOR LANDING

Having ceiling light point, loft access and doors off to the two bedrooms and bathroom

BEDROOM ONE
10'5" x 12'4" (3.18m x 3.76m)



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

BEDROOM TWO
8'8" into recess x 12'5" (2.64m into recess x 3.78m)



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

BATHROOM

Having double glazed window to side elevation, panel bath with mixer tap and hand held shower attachment, shower cubicle with electric shower, low level wc, pedestal wash hand basin, ceiling light point and heated chrome towel rail

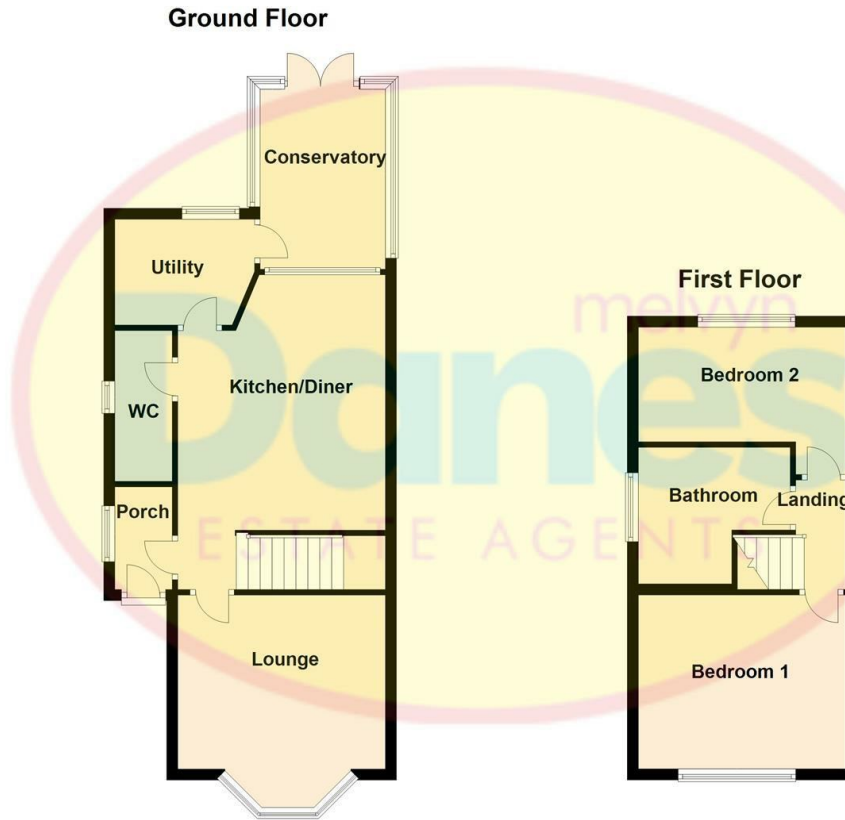
REAR GARDEN



Having patio area with the rest laid mainly to lawn and large timber summerhouse

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

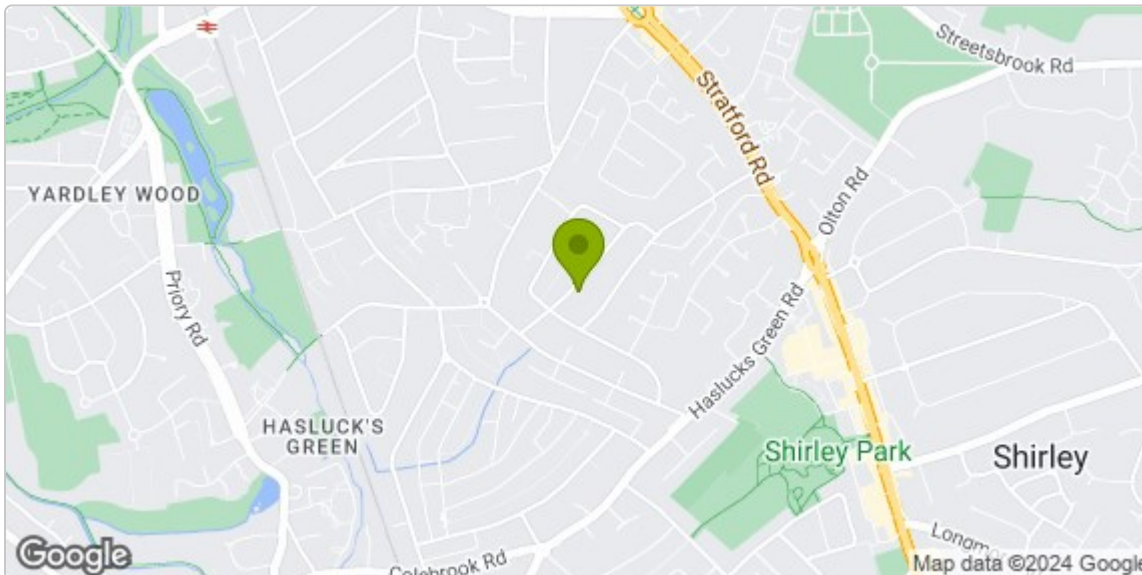
By appointment only please with the Shirley office on 0121 744 2801.

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 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:
72 Blythsford Road Hall Green
Birmingham B28 0UR

Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk