



Smirrells Road, Hall Green

Offers Around £425,000

- RECEPTION HALLWAY
- BREAKFAST KITCHEN
- THREE BEDROOMS
- FRONT DRIVEWAY
- VIEWING RECOMMENDED
- THROUGH LOUNGE DINING ROOM
- UTILITY ROOM
- SHOWER ROOM
- DELIGHTFUL REAR GARDEN
- POPULAR LOCATION

This traditional detached bungalow is set in one of the most popular and sought after roads in Hall Green and occupies a generous plot with delightful established rear garden.

We are advised that there is good schooling in the area for children of all ages, with catchment area being 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. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location therefore for this spacious family home which is set back from the road behind a large block paved front driveway from where a front door opens to the

RECEPTION HALLWAY

Having two ceiling light points, central heating radiator, loft hatch access and doors radiating off to lounge area, kitchen, three bedrooms and shower room

LOUNGE

15'0" into bay x 11'5" (4.57m into bay x 3.48m)



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator, two wall light points and feature fireplace

DINING ROOM

12'0" x 11'5" (3.66m x 3.48m)

Having UPVC double glazed french style door to the loggia, ceiling light point and central heating radiator



BREAKFAST KITCHEN

13'3" x 12'5" (4.04m x 3.78m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, tiled flooring, door to the utility room and being fitted with a range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer, integrated electric oven with hob and extractor over, space and plumbing for washing machine and under work surface appliance space



SIDE UTILITY/STORE ROOM
24'4" x 6'2" (7.42m x 1.88m)

Having tiled flooring, wall and base mounted storage units with work surfaces over, ceiling light point and UPVC double glazed doors to the front and rear

BEDROOM ONE
12'5" x 11'10" (3.78m x 3.61m)



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

BEDROOM TWO
10'5" x 9'10" (3.18m x 3.00m)



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

BEDROOM THREE
9'5" x 7'0" (2.87m x 2.13m)

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

SHOWER ROOM



Having UPVC double glazed window to the side, ceiling light point, shower enclosure, vanity storage unit with inset wash basin and concealed cistern WC, complementary wall tiling and heated towel rail

DELIGHTFUL REAR GARDEN



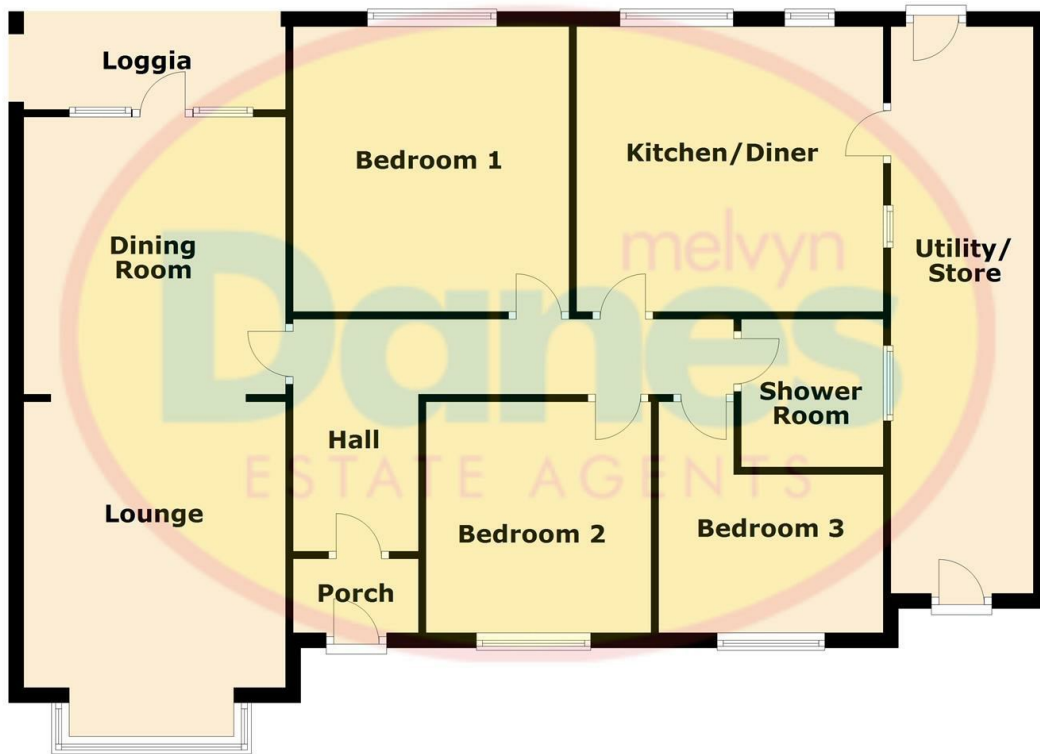
Being a particularly attractive feature of the property and having paved patio area with gravel bed, ornamental pond, gated side access and extensive lawn beyond with defined boundaries



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.

Ground Floor



COUNCIL TAX - Band D

TENURE

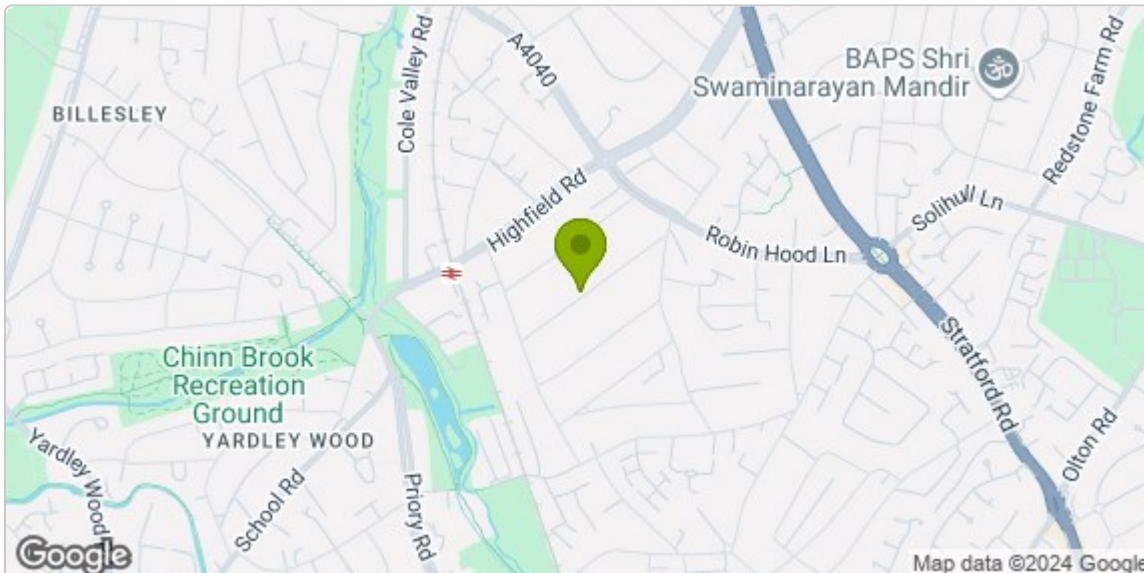
We are advised that the property is Freehold but as yet we have not been able to verify this.

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:
36 Smirrells Road Hall Green
Birmingham B28 0LB

Council Tax Band: D

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		
(1-20) G		
Not energy efficient - higher running costs		
		70
	48	
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