



Redstone Farm Road, Hall Green

Offers Around £250,000

- DRIVEWAY
- LOUNGE
- THREE BEDROOMS
- REAR GARDEN
- CONVENIENT LOCATION
- HALLWAY
- KITCHEN DINER
- FAMILY BATHROOM
- WORKSHOP
- VIEWING ESSENTIAL

A well maintained, end terraced property situated on Redstone Farm Road, located off Solihull Lane which leads directly off Robin Hood Island.

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 Leisure Park 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.

Sitting back from the road behind a paved driveway leading to a double glazed front door, which opens to the

HALLWAY

Having double glazed window to side elevation, ceiling light point, central heating radiator, storage cupboard, stairs rising to first floor landing and doors to the kitchen diner and

LOUNGE

10'5" x 10'8" (3.18m x 3.25m)



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

KITCHEN DINER

14'11" x 16'6" (4.55m x 5.03m)

KITCHEN AREA



Having double glazed window to side aspect, double glazed door to rear garden, a range of fitted wall, base and drawer units with wooden work surface over incorporating Belfast sink, space and plumbing for washing machine and dishwasher, space for cooker and ceiling light point

DINING AREA



Having double glazed French doors to rear garden, ceiling light point, central heating radiator and log burner

FIRST FLOOR LANDING

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

BEDROOM ONE

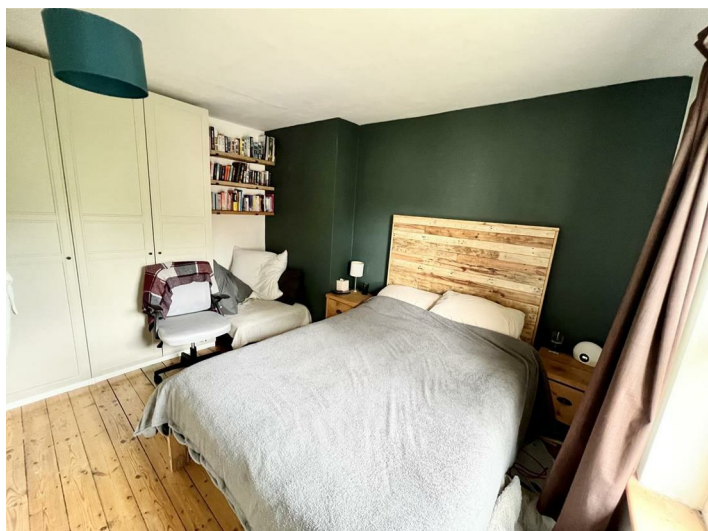
13'4" x 9'2" (4.06m x 2.79m)



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

BEDROOM TWO

12'7" x 9'7" (3.84m x 2.92m)



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

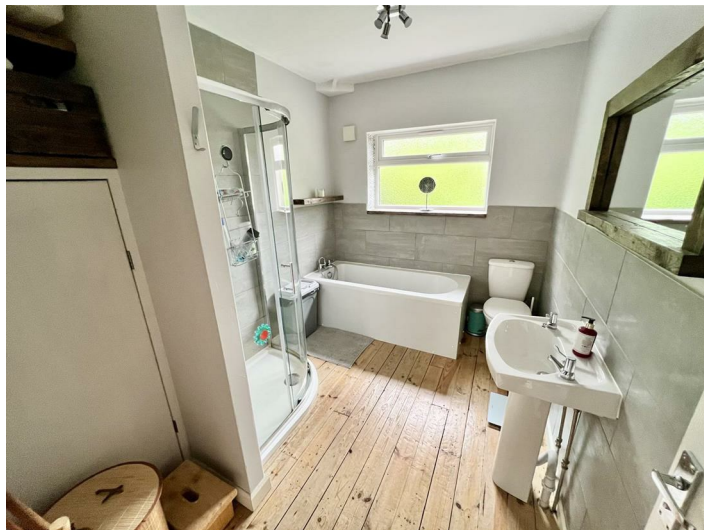
BEDROOM THREE

6'9" x 7'5" (2.06m x 2.26m)

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

BATHROOM

10'3" x 7'4" (3.12m x 2.24m)



Having double glazed window to rear elevation, panel bath with mixer tap and hand held attachment, shower cubicle with thermostatic shower, low level wc, pedestal wash hand basin, storage cupboard housing gas central heating boiler, ceiling light point and chrome heated towel rail

REAR GARDEN



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

WORKSHOP

14'5" x 6'10" (4.39m x 2.08m)

Having double glazed windows and door, lighting and power

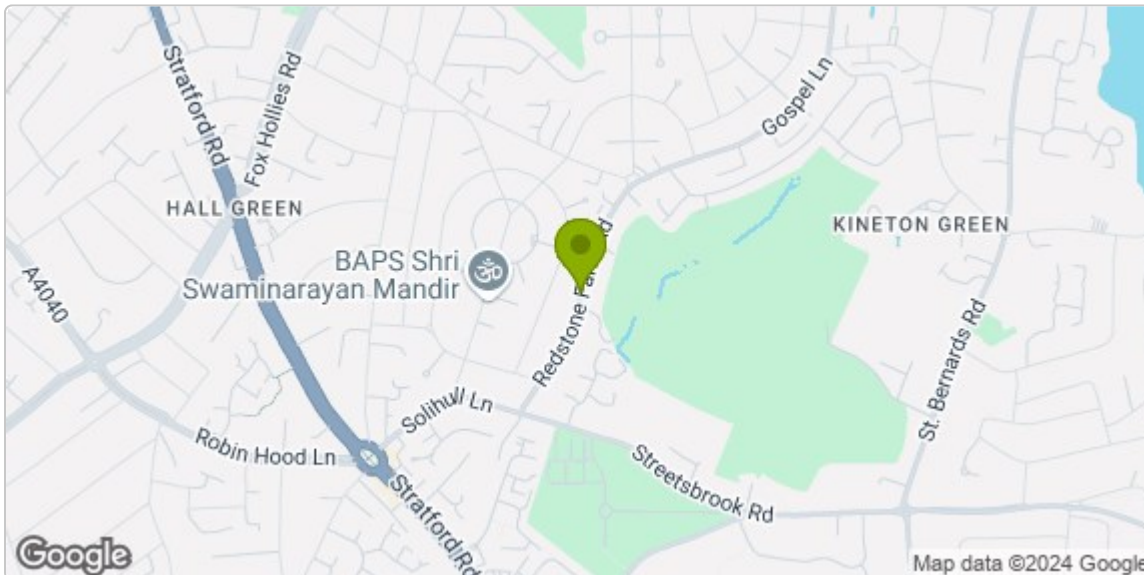
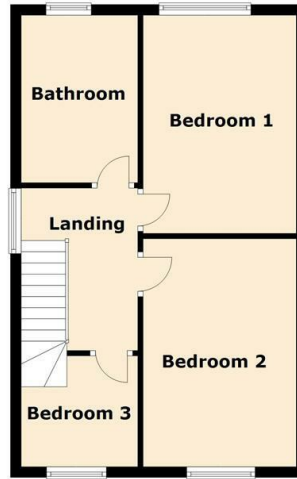
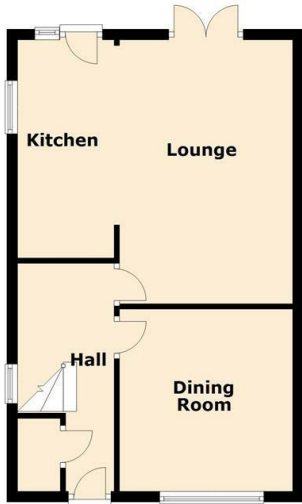
FLOOR PLAN

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



First Floor



Full Postal Address:
 93 Redstone Farm Road Hall
 Green Birmingham B28 9NQ

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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	