



Solihull Lane, Hall Green

Offers Around £279,950

- FRONT DRIVEWAY
- RECEPTION HALLWAY
- KITCHEN DINER
- BATHROOM
- POPULAR LOCATION
- CANOPY PORCH
- LOUNGE
- THREE BEDROOMS
- REAR GARDEN
- NO UPWARD CHAIN

This traditional semi detached house situated on Solihull Lane which is located just off Robin Hood Island and gives direct access via the Stratford Road into Solihull, Birmingham and Shirley Town Centres.

We are advised that there is good schooling in the area for children of all ages, with the 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 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.

An ideal location therefore for this semi detached house which sits back from the road behind a tarmac driveway that extends to a canopy porch from where a UPVC double glazed doors opens to the

RECEPTION HALLWAY

Having UPVC double glazed window to the front, ceiling light point, central heating radiator, staircase rising to the first floor and doors off to lounge, dining kitchen and understairs cupboard

LOUNGE

14'0" max x 11'7" max (4.27m max x 3.53m max)



Having UPVC double glazed dog leg bay window to the front, ceiling light point, central heating radiator and feature fireplace with inset electric fire

DINING KITCHEN

18'0" max x 12'0" max (8'9" min) (5.49m max x 3.66m max (2.69m min))



Having UPVC double glazed door and windows to the rear porch, UPVC double glazed window to the rear, recessed ceiling spotlights and ceiling light point, central heating radiator and being fitted with wall and base mounted storage units with roll edged work surfaces over having inset sink and drainer, integrated electric oven with hob over and under work surface appliance space



FIRST FLOOR LANDING

Having UPVC double glazed window to the side, loft hatch access, ceiling light point and doors off

BEDROOM ONE
12'0" x 11'7" (3.66m x 3.53m)



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

BEDROOM TWO
12'0" x 11'0" (3.66m x 3.35m)



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

BEDROOM THREE
7'7" x 6'7" (2.31m x 2.01m)

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

BATHROOM



Having UPVC double glazed windows to the side and rear, recessed ceiling spotlights, heated towel rail, full height wall tiling, panelled bath with glazed screen and electric shower over, vanity unit with inset wash hand basin and low level WC

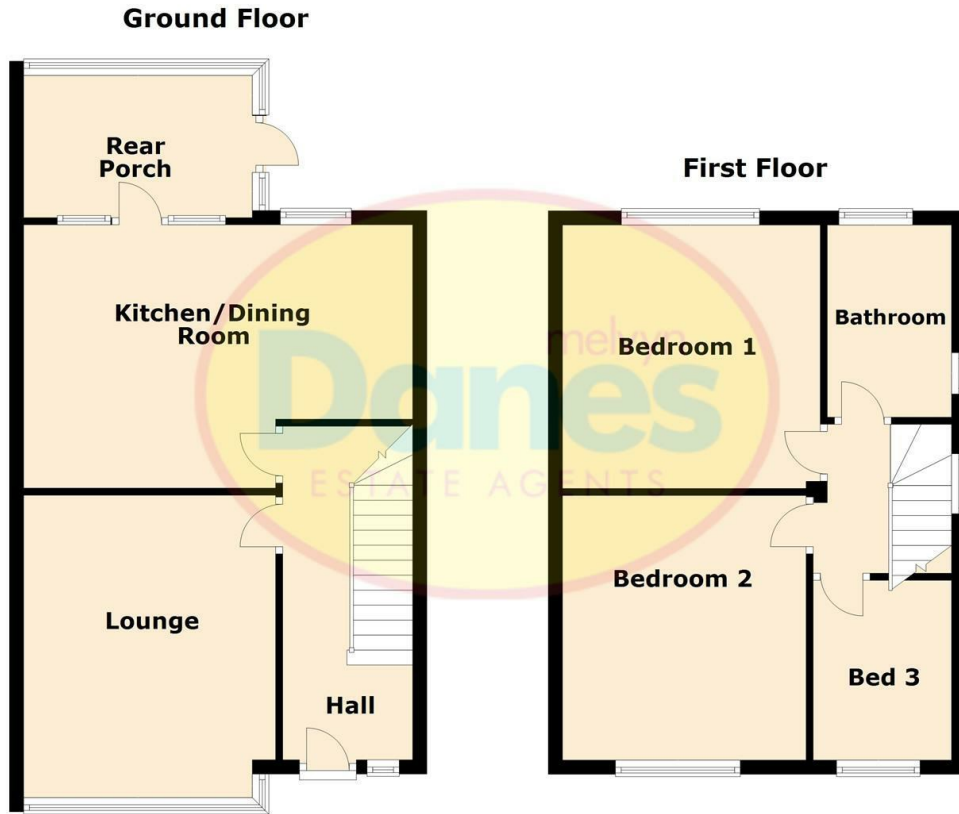
REAR GARDEN



Having paved patio area with lawn beyond, defined fenced and hedgerow 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.



COUNCIL TAX - Band C

TENURE

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

VIEWING

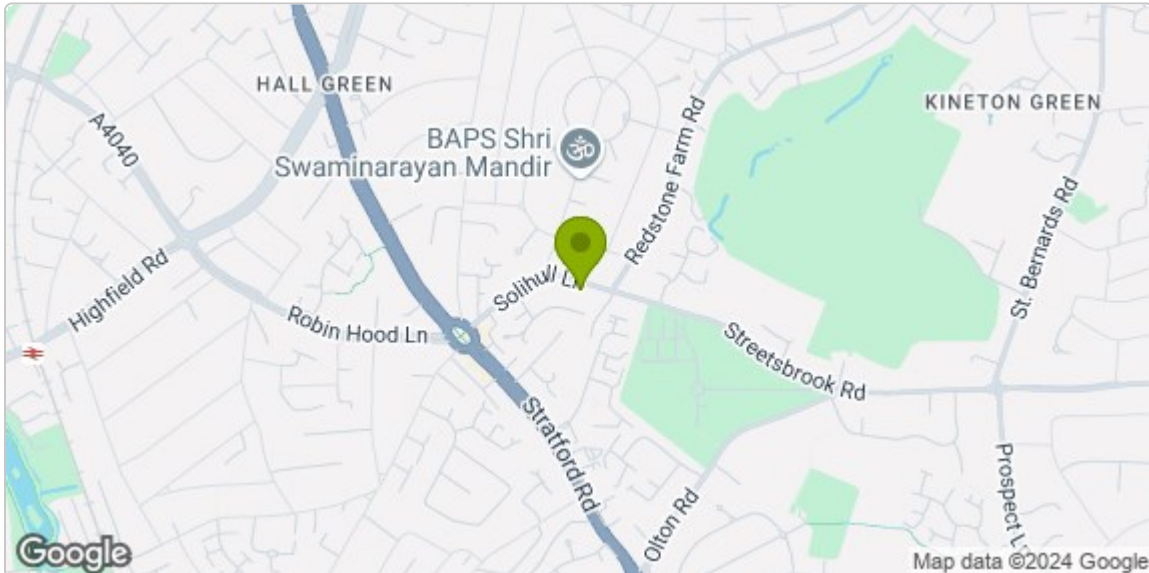
By appointment only please with the Shirley office on 0121 744 2801.

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:
 109 Solihull Lane Hall Green
 Birmingham B28 9LY

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(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