

melvyn  
**Danes**  
ESTATE AGENTS

melvyn  
**Danes**  
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**FOR SALE**

**Willson Croft**

**Hall Green**

**Offers Around £220,000**

## Description

Willson Croft is conveniently located off Priory Road ideally situated for all the local amenities of Hall Green and Shirley. There are local shops nearby in Priory Road and Trifford Mill Pond with the nature reserve to the rear is just a short walk away.

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 or bus journey into nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys. 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 the more local 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 semi detached property in this popular and convenient location, set back from the road via a fore garden with a path leading to a double glazed door sliding opening into the



**PORCH**

Having entrance door leading to

**HALLWAY**

Having double glazed window to the porch, ceiling light point, central heating radiator, under stair storage cupboards, stairs rising to first floor landing and doors leading to the kitchen, covered side passage and

**LOUNGE DINER**

25'5" x 10'2" max



Having double glazed window to front aspect, double glazed sliding patio door to rear garden, two ceiling light points, two central heating radiators and gas fire

**KITCHEN**

9'2" x 6'10"



Having double glazed window to rear aspect, a range of wall, base and display units with roll top work surface over incorporating stainless steel sink and drainer, electric oven, four ring gas hob, space for fridge freezer, space and plumbing for washing machine, wall mounted gas central heating boiler, ceiling light point and door to lounge diner

**COVERED SIDE PASSAGE**

Having doors to the front and rear gardens

**FIRST FLOOR LANDING**

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



**TENURE**  
We are advised that the property will be Freehold upon completion but as yet we have not been able to verify this.

**COUNCIL TAX - Band C**

**VIEWING**

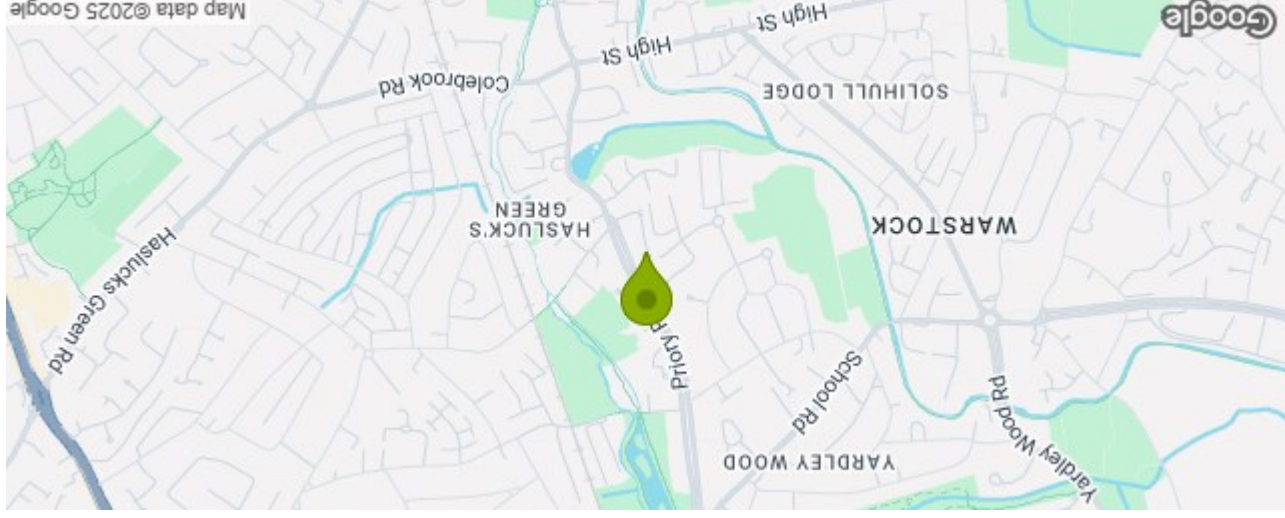
By appointment only please with the Shirley office on 0121 744 2801.

**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 information 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.



**64 Willson Croft Hall Green Birmingham B28 0SS**  
**Council Tax Band: C**

Energy Efficiency Rating	
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	
Current	Potential
	75
	62

EU Directive 2002/91/EC

**England & Wales**

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.

