



# Shirley Road, Hall Green

## Offers Over £360,000

- DRIVEWAY
- LOUNGE
- GROUND FLOOR SHOWER ROOM
- BATHROOM
- REAR GARDEN
- HALLWAY
- KITCHEN DINER
- THREE BEDROOMS
- GARAGE/STORE
- NO UPWARD CHAIN



This larger style traditional link detached Dares built property is ideally situated in Hall Green with no upward chain.

Ideally placed to take advantage of local shopping facilities which can be found at both Robin Hood Island and Hall Green Parade, and a short drive along the Stratford Road will bring to you into nearby Shirley which offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelryes.

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.

Situated back from the roadside behind a front block paved driveway that leads in turn to a double glazed door, which opens to the

#### **HALLWAY**

Having ceiling light point, central heating radiator, stairs rising to first floor landing and doors off to under stair storage cupboard, kitchen diner and

#### **LOUNGE**

**18'4" into bay x 12'4" (5.59m into bay x 3.76m)**



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

#### **KITCHEN DINER** **8'7" x 18'10" (2.62m x 5.74m)**



Having double glazed windows to rear aspect, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap, electric oven, four ring gas hob with extractor over, recessed and ceiling light point, door to garage/store and sliding double glazed door to

#### **CONSERVATORY** **9'11" x 13'11" (3.02m x 4.24m)**



Having double glazed windows, tiled floor and double glazed French doors to rear garden

#### **GARAGE/STORE** **27'10" x 6'7" max (8.48m x 2.01m max)**

Having up and over door to the front driveway, ceiling light point and doors to the rear garden and

#### **GROUND FLOOR SHOWER ROOM**

Having double glazed window, low level wc, shower cubicle, wash hand basin and ceiling light point

#### **FIRST FLOOR LANDING**

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



### **BEDROOM ONE**

**15'1" into bay x 11'7" (4.60m into bay x 3.53m)**



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

### **BEDROOM TWO**

**14'7" into bay x 11'6" (4.45m into bay x 3.51m)**



Having double glazed bay window, ceiling light point and central heating radiator

### **BEDROOM THREE**

**8'1" x 6'9" (2.46m x 2.06m)**

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

### **BATHROOM**



Having double glazed window to rear elevation, panel bath, shower cubicle, pedestal wash hand basin, low level wc, recessed lights and central heating radiator

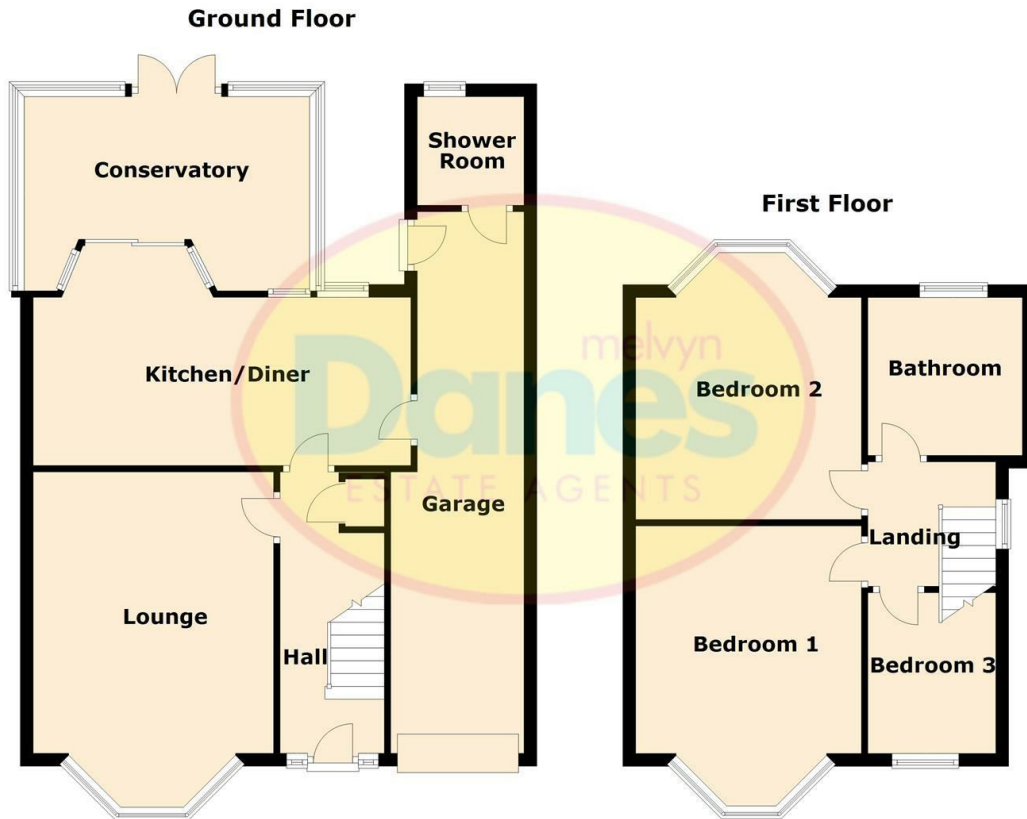
### **REAR GARDEN**



Having paved patio with steps to the rest of the garden mainly laid to lawn

## 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.



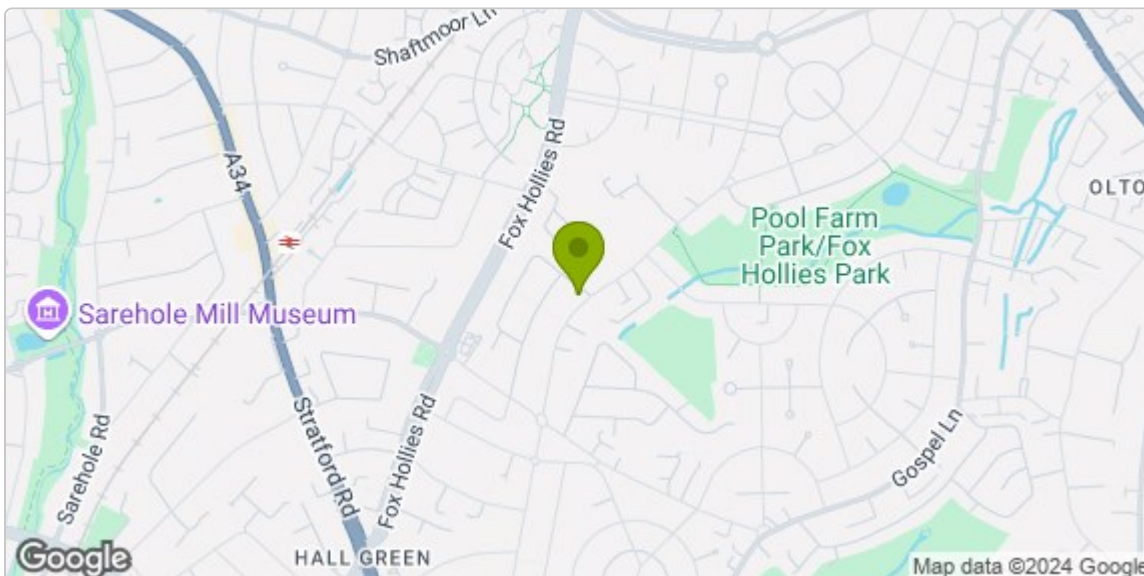
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** D

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
446 Shirley Road Hall Green  
Birmingham B28 8QL

**Council Tax Band:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		86
	(69-80) <b>C</b>		
	(55-68) <b>D</b>	60	
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

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