



Cole Valley Road, Hall Green

Offers Around £290,000

- DRIVEWAY
- LOUNGE
- KITCHEN
- THREE BEDROOMS
- GARAGE
- PORCH & HALLWAY
- DINING ROOM
- WORKSHOP & WC
- BATHROOM
- NO UPWARD CHAIN

This well maintained traditional semi detached property is ideally situated in this popular Hall Green location close to local amenities and transport links.

Local shops can be found nearby on Robin Hood Lane and up to the A34 Stratford Road at Robin Hood Island which extends south into Shirley and north into the centre of Hall Green and on into the City of Birmingham all offering excellent shopping facilities and hostelryes. Local bus services operate locally which will take you into Birmingham, Solihull and the surrounding suburbs. Yardley Wood Train station is nearby providing access to Birmingham city centre and Stratford Upon Avon.

Those commuting by car will appreciate the easy access down the Stratford Road to the M42 motorway, passing through Shirley and past the Cranmore, Widney, Monkspath and Solihull Business Park and onto the motorway junction where is also sited the Blythe Valley Business Park. Two junctions down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

There is excellent schooling for all age groups in the area, subject to confirmation from the Education Department.

PORCH

Having ceiling light point and entrance door leading to

RECEPTION HALLWAY

Having wall mounted lights, central heating radiator, stairs rising to first floor landing and doors off to the under stair storage cupboard, dining room, kitchen and

LOUNGE

16'10" into bay x 12'5" (5.13m into bay x 3.78m)



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

DINING ROOM

11'9" x 11'0" (3.58m x 3.35m)

Having double glazed sliding door to rear garden, ceiling light point, central heating radiator and covered cornice to ceiling

KITCHEN

8'5" x 7'5" (2.57m x 2.26m)



Having double glazed window to rear aspect, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer, space for under counter fridge, space for cooker with extractor over, space and plumbing for dishwasher, wall mounted gas central heating boiler, ceiling light point and door leading to

GARAGE/UTILITY SPACE

28'9" x 7'7" (8.76m x 2.31m)

Having electric door to the front driveway, ceiling light points, space and plumbing for washing machine

GROUND FLOOR WC

Having ceiling light point and low level wc

WORKSHOP

13'7" max x 7'8" max (4.14m max x 2.34m max)



Having double glazed windows to side and rear elevation, ceiling light point and Belfast sink

FIRST FLOOR LANDING

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

BEDROOM ONE

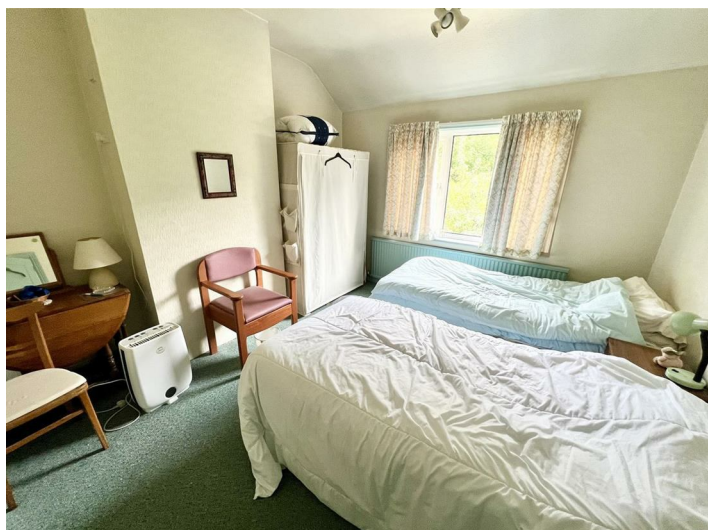
16'3" into bay x 10'11" (4.95m into bay x 3.33m)



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

BEDROOM TWO

11'9"x 10'11" (3.58mx 3.33m)



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

BEDROOM THREE

8'4" x 7'6" (2.54m x 2.29m)

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

BATHROOM



Having double glazed window to rear elevation, panel bath with thermostatic shower over, low level wc, pedestal wash hand basin, ceiling light point, storage cupboard and central heating radiator

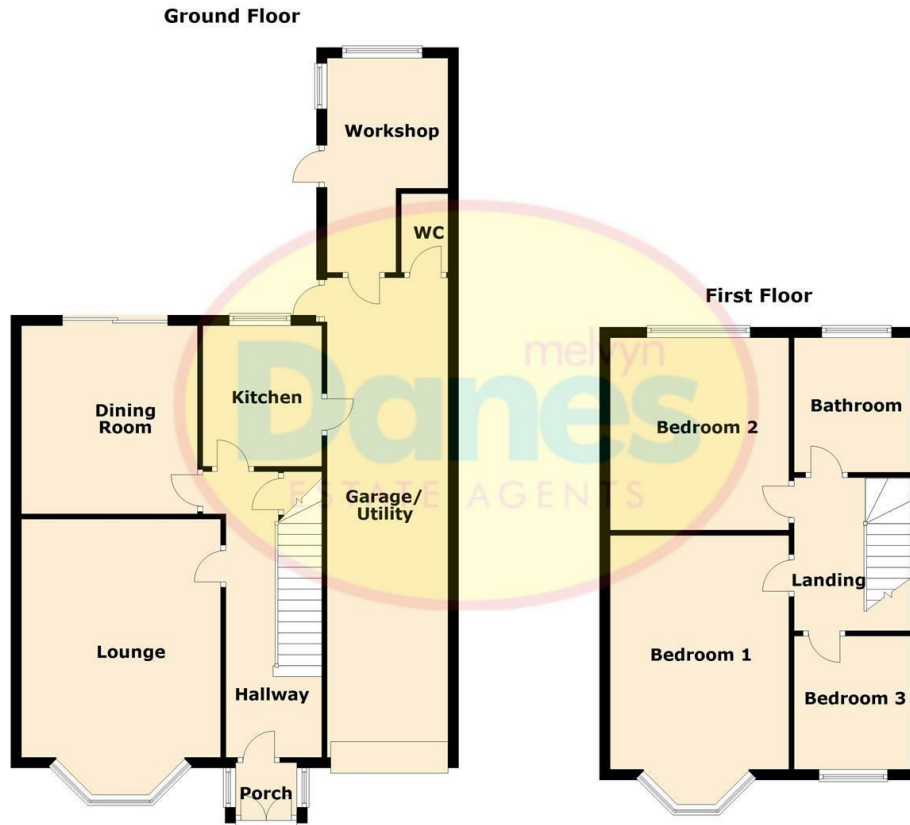
REAR GARDEN



Having paved patio with the rest laid mainly to lawn with shaped borders with an abundance of mature plants, shrubs and trees

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 but as yet we have not been able to verify this.

COUNCIL TAX BAND D

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

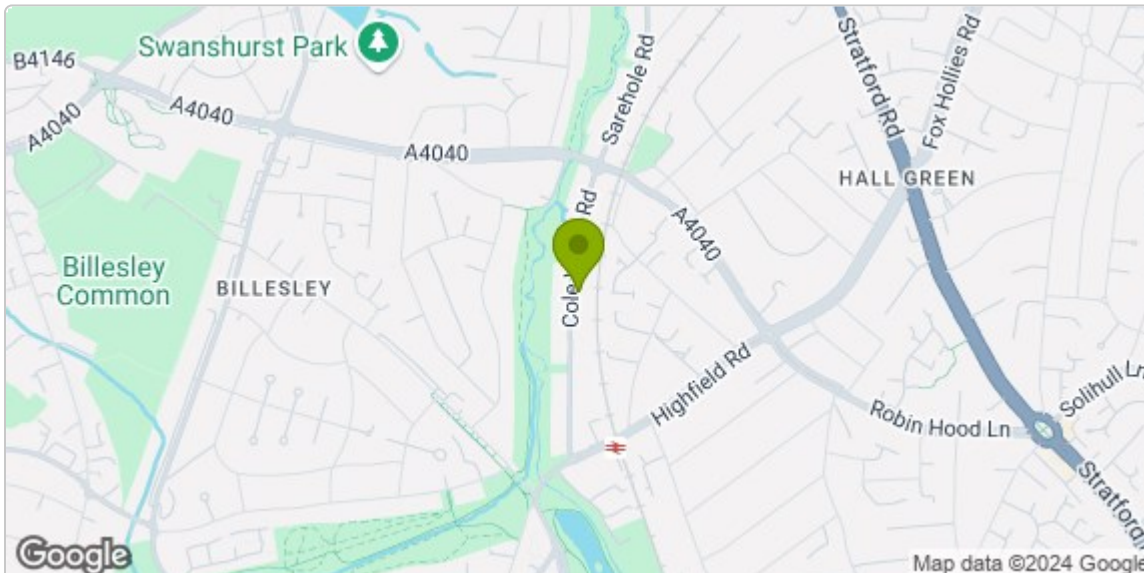
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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.

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Adam Marshall or John Ebbs on 0121 744 2801 who would be pleased to discuss its current market value, our fees and services with you.

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.



Full Postal Address:
99 Cole Valley Road Hall Green
Birmingham B28 0DE

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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