



Sherwood Close, Hall Green

Offers Around £339,950

- PORCH ENTRANCE
- OPEN PLAN FITTED KITCHEN
- UTILITY/WC
- DRESSING AREA & EN SUITE
- FRONT DRIVEWAY
- RECEPTION HALLWAY
- OPEN PLAN LIVING AREA
- THREE BEDROOMS
- FAMILY BATHROOM
- REAR GARDEN

This modern semi detached property is situated on this very well located and popular development.

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 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.

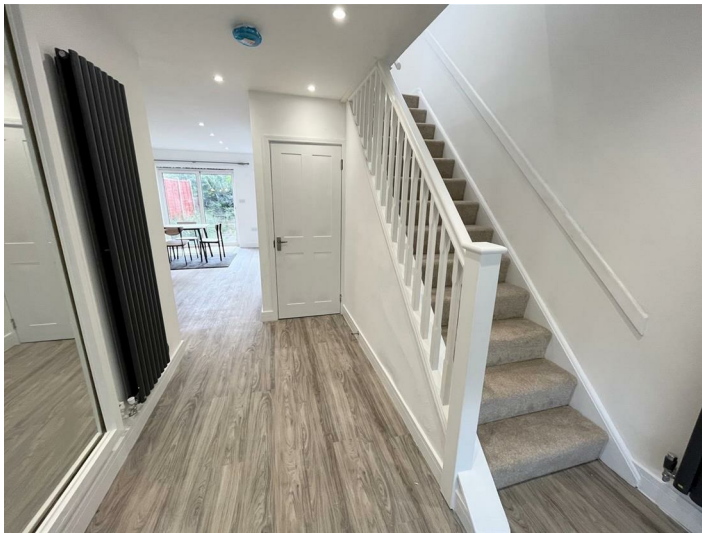
Off the main Stratford Road through Shirley leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access 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 block paved driveway which leads in turn to a UPVC double glazed front door which opens directly to the

PORCH

Having double glazed windows and entrance door leading to

HALLWAY



Having recess lights, central heating radiator, stairs rising to first floor landing, door to utility and opening to

OPEN PLAN KITCHEN & LIVING SPACE **32'1" x 16'5" (9.78m x 5.00m)**



KITCHEN AREA



Having double glazed window to front aspect, a range of wall and base units with work surface over incorporating sink and drainer, integrated dishwasher, built in electric oven, five ring gas hob with extractor over, space for fridge freezer, breakfast bar and recessed lights

LOUNGE & DINING AREA



Double glazed sliding door to rear garden, double glazed

windows to side and rear aspects, recessed lights and two central heating radiators

UTILITY

Having double glazed window to side aspect, recessed lights, space and plumbing for washing machine

FIRST FLOOR LANDING

Having double glazed window to side elevation, recessed lights, loft access and doors off to the three bedrooms and family bathroom

DRESSING ROOM

5'5" x 9'9" (1.65m x 2.97m)



Having recessed lights, central heating radiator and door to

BEDROOM ONE

10'3" x 9'9" (3.12m x 2.97m)



Having double glazed window to rear elevation, recessed lights central heating radiators and doors to the

EN-SUITE



Having double glazed window to rear elevation, walk in shower with thermostatic shower, low level wc, pedestal wash hand basin, recessed lights and tiled walls

BEDROOM TWO

10'9" x 9'10" (3.28m x 3.00m)

Having double glazed window to front elevation, recessed lights and central heating radiator

BEDROOM THREE

6'7" x 6'6" (2.01m x 1.98m)

Having double glazed window to front elevation, recessed lights and central heating radiator

FAMILY BATHROOM



Having double glazed window to side elevation, panel bath with thermostatic shower over with raindrop head and separate hand held attachment, vanity unit with wash hand basin and wc, recessed lights and central heating radiator

REAR GARDEN

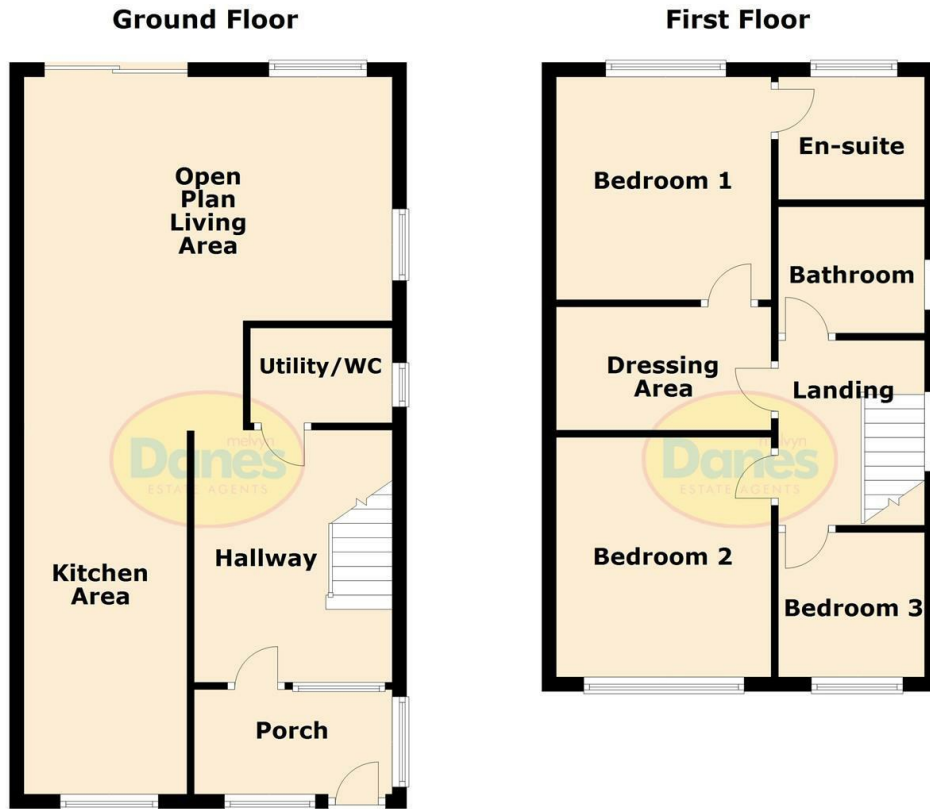
Having paved patio with the rest laid mainly to lawn

AGENTS NOTES

The photographs used in this presentation were taken prior to the current tenants occupation

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

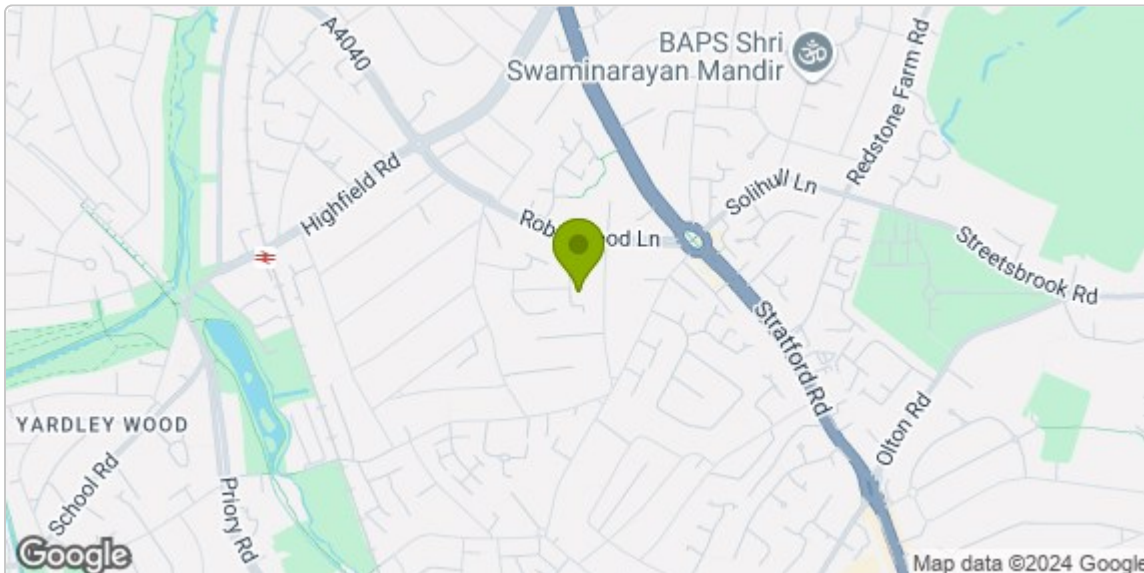
By appointment only please with the Shirley office on 0121 744 2801.

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:

36 Sherwood Close Hall Green
Birmingham B28 0JU

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	70	
(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	

387 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 733 7334 Email: lettings@melvyndanes.co.uk www.melvyndanes.co.uk