

Robin Hood Lane, Hall Green

Offers Around £335,000

- PORCH & HALLWAY
- LOUNGE
- CONSERVATORY
- THREE GOOD BEDROOMS
- DELIGHTFUL REAR GARDEN
- GUEST CLOAKS WC
- DINING ROOM
- KITCHEN & BREAKFAST ROOM
- SHOWER ROOM
- FRONT DRIVEWAY PARKING

Robin Hood Lane is one of the main artery roads running through the leafy suburb of Hall Green from Moseley on the one side all the way to Robin Hood Island at the Stratford Road junction.

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 extended semi detached house which sits back from the road behind a front block paved driveway which leads to a UPVC double glazed double opening doors which give access to the

PORCH ENTRANCE

Having UPVC double glazed windows to the front and side and front door opening to the

RECEPTION HALLWAY

Having staircase rising to the first floor, central heating radiator, ceiling light point and doors off to lounge, dining room, kitchen and

GUEST CLOAKS WC

Having UPVC double glazed window to the side, wall light point, low level WC and wall mounted wash hand basin



LOUNGE

14'0" into bay x 12'1" max (4.27m into bay x 3.68m max)

Having UPVC double glazed bay window to the front, feature fireplace with cast iron inset and living flame effect gas fire, central heating radiator and ceiling light point

DINING ROOM

12'2" x 11'2" (3.71m x 3.40m)

Having ceiling light point, central heating radiator, wooden fire surround with cast iron inset and UPVC double glazed double opening doors leading to the

CONSERVATORY

10'1" x 9'4" (3.07m x 2.84m)



Having UPVC double glazed windows and double opening doors to the rear garden and central heating radiator

KITCHEN

9'0" x 8'2" (2.74m x 2.49m)



Having UPVC double glazed window to the side, ceiling light point, tiled flooring, open access to the breakfast room and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer, integrated electric oven with hob over

BREAKFAST ROOM
9'0" x 9'8" max (7'4" min) (2.74m x 2.95m max
(2.24m min))



Having UPVC door to the side, UPVC double glazed tilt and slide doors to the rear garden, ceiling light point, central heating radiator, tiled flooring and recess with plumbing for a washing machine

FIRST FLOOR LANDING

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

BEDROOM ONE

14'2" into bay x 12'2" max (4.32m into bay x 3.71m max)



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

BEDROOM TWO

12'2" x 11'1" (3.71m x 3.38m)

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

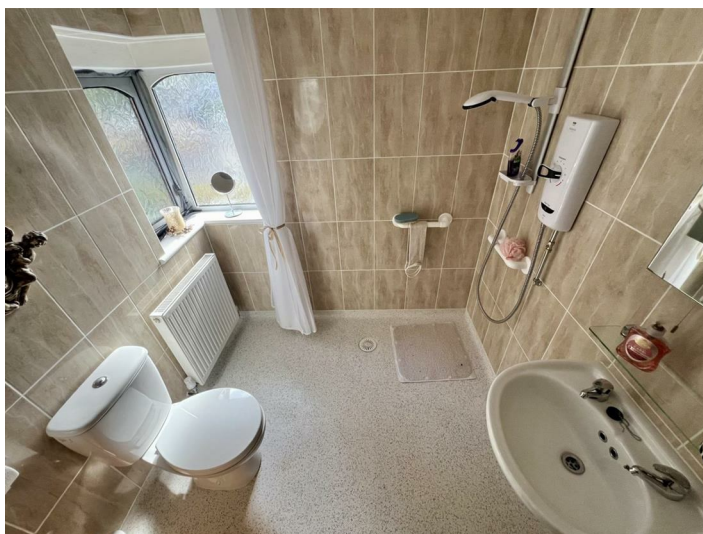
BEDROOM THREE

8'10" x 8'2" (2.69m x 2.49m)

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



SHOWER ROOM



Having corner UPVC double glazed window, ceiling light point, heated towel rail, walk in shower with floor drain and electric shower over, semi pedestal wash hand basin and low level WC

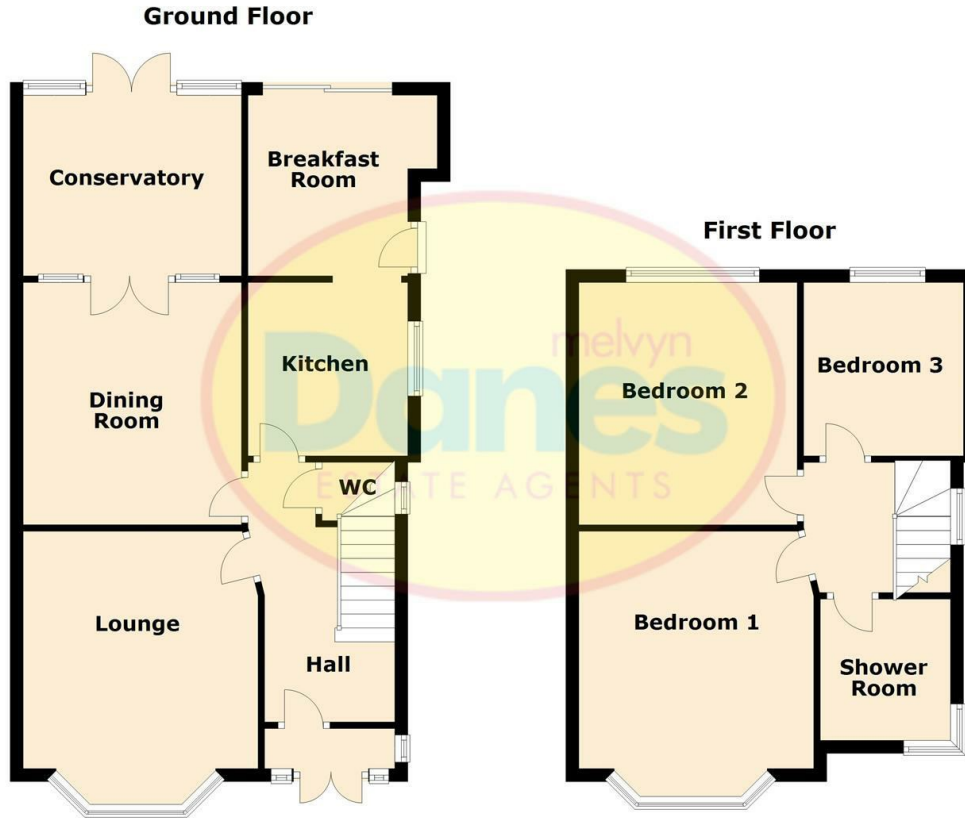
DELIGHTFUL REAR GARDEN



Having block paved patio area with ornamental pond, lawn beyond with hedgerow and coniferous borders, gravel pathway access to a garden shed

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.



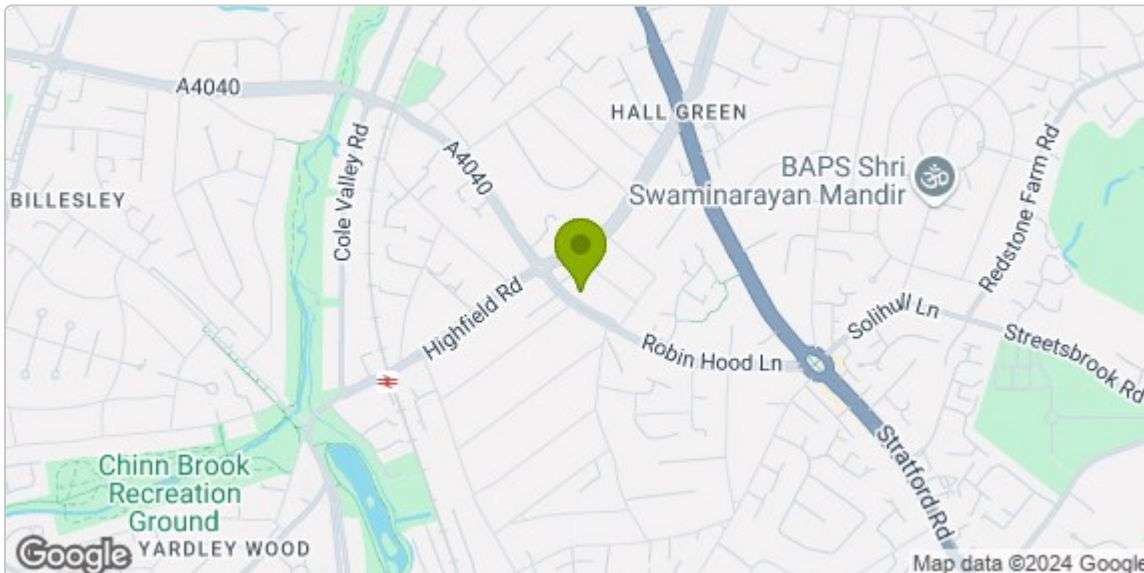
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND:

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:
183 Robin Hood Lane Hall
Green Birmingham B28 0JE

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	57	
(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