



# Fox Hollies Road, Hall Green

## Offers Around £300,000

- DRIVEWAY
- HALLWAY
- KITCHEN DINER
- THREE BEDROOMS
- GOOD SIZE REAR GARDEN
- PORCH
- TWO RECEPTION ROOMS
- GUEST CLOAKS
- BATHROOM
- CONVENIENT LOCATION

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, Fox Hollies Road is conveniently situated for all the local amenities of Hall Green and is archetypal of the roads found within this popular suburb which is known locally for its tree lined streets.

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.

Monkspath and Solihull Business Parks and Leisure Park 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.

A convenient location therefore, for this larger style terraced property which sits back from the road behind a deep front driveway and fore garden which in turns leads to double glazed doors providing access to the

### **PORCH**

Having entrance door leading to

### **HALLWAY**

Having ceiling light point, central heating radiator, laminate flooring, stairs rising to first floor landing and doors off to the dining room, breakfast kitchen, guest cloaks and

### **LOUNGE**

**13'0" x 13'5" (3.96m x 4.09m)**



Having double glazed window to front aspect, ceiling light point, central heating radiator, gas fire and laminate flooring

### **DINING ROOM**

**13'5" x 8'11" (4.09m x 2.72m)**



Having double glazed window to front aspect, ceiling light point, central heating radiator and double glazed doors to rear garden

### **KITCHEN DINER**

**16'2" max x 14'6" max (4.93m max x 4.42m max)**



Having double glazed windows to rear and side aspects, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, electric oven, four ring induction hob with extractor over, space and plumbing for dishwasher and washing machine, space for fridge freezer, two ceiling light points, two central heating radiators, doors to pantry housing gas central heating boiler, laminate flooring and double glazed French doors to rear garden

### **GUEST WC**

Having low level wc, wall mounted corner wash hand basin and ceiling light point

### **LANDING**

Having double glazed windows to front and rear elevations, ceiling light point, loft access and doors off to the three bedrooms and bathroom

### **BEDROOM ONE**

**11'4" x 15'10" max (3.45m x 4.83m max)**



Having double glazed window to front elevation, ceiling light point, central heating radiator, built in wardrobe and storage cupboard

## **BEDROOM TWO**

**8'2" x 15'10" (2.49m x 4.83m)**



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

## **BEDROOM THREE**

**7'9" x 8'11" (2.36m x 2.72m)**

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

## **FAMILY BATHROOM**

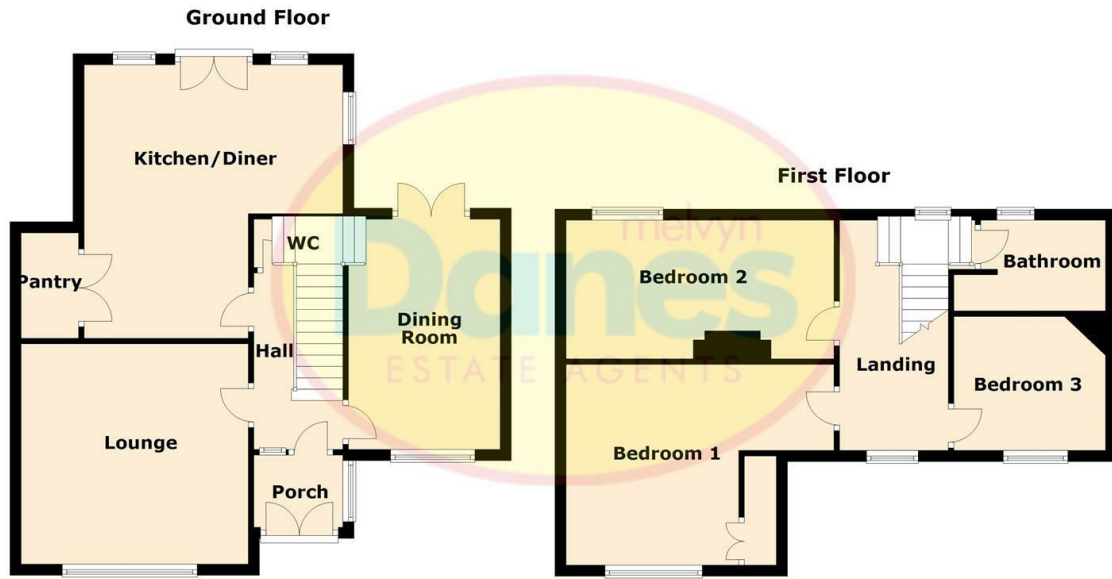
Having double glazed window to rear elevation, panel bath with mixer tap and hand held shower attachment, low level wc, pedestal wash hand basin, shower cubicle with thermostatic shower, ceiling light point and central heating radiator

## **REAR GARDEN**

Having paved patio area, largely laid to lawn with further paved area and an abundance of mature plants, trees and shrubs and gated access to the front of the property

## 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 C

### VIEWING

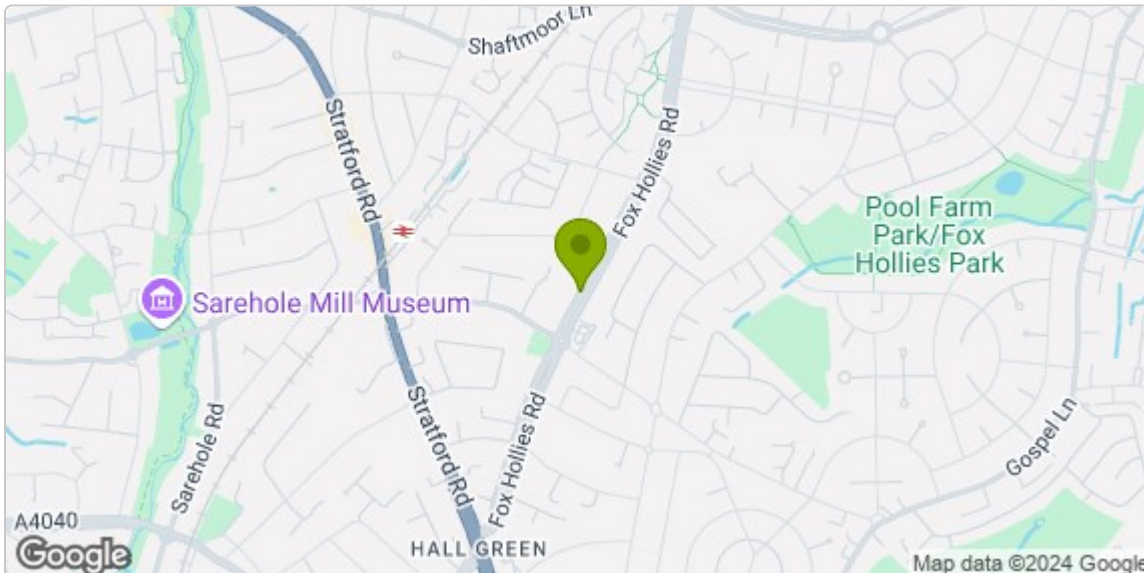
By appointment only please with the Shirley office on 0121 744 2801. Viewing by appointment only please with the Shirley office on 0121 744 2801.

### 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:**  
545 Fox Hollies Road Hall  
Green Birmingham B28 8RL

**Council Tax Band: C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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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