



Cheyne Gardens, Hall Green

Offers Around £155,000

- OVER 55'S RETIREMENT BUNGALOW
- GOOD SIZE LOUNGE
- TWO BEDROOMS
- ALLOCATED PARKING SPACE
- CUL DE SAC POSITION
- PORCH
- KITCHEN
- SHOWER ROOM
- PATIO AREA
- VIEWING ESSENTIAL

This end terrace retirement bungalow is conveniently located in a cul de sac just off Gracemere Crescent.

The main shopping area is found on the A34 Stratford Road and commences with the area known as Robin Hood Island and extends south into Shirley and north into the centre of Hall Green and on into the City of Birmingham. Local bus services operate which will take you into the centre of Solihull, some four miles from the property, again offering excellent shopping facilities.

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, whilst Hall Green's own railway station is sited off the Stratford Road and close by, in Highfield Road, is Yardley Wood Railway Station, offering commuter services between Birmingham and Stratford upon Avon.

The property is set back from the road behind a paved path leading to a glazed front door that opens into the

PORCH

Having recessed light and door to

LOUNGE

16'11" max x 10'5" (5.16m max x 3.18m)



Having double glazed window to front aspect, two ceiling light points, electric heater, electric fire, coved cornice to ceiling, door to inner hallway and

KITCHEN

11'1" x 7'7" (3.38m x 2.31m)



Having double glazed window to front aspect, a range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap over, double electric oven, four ring electric hob with extractor over, space for under counter fridge and freezer, space and plumbing for washing machine, ceiling light point, wall mounted electric heater and double glazed door to side of the property

INNER HALLWAY

Having ceiling light point, loft access and doors to the two bedrooms, shower room and storage cupboard

BEDROOM ONE

11'7" x 11'5" (3.35m'2.13m x 3.48m)



Having double glazed windows to rear and side aspects, ceiling light point and electric heater

BEDROOM TWO
11'6" x 6'7" (3.51m x 2.01m)



Having double glazed French doors to patio area at the rear, ceiling light point and electric heater

SHOWER ROOM



Having double glazed window to side aspect, corner shower cubicle with electric shower, vanity unit with wash hand basin, low level wc, ceiling light point, chrome electric heated towel rail, ceiling light point and tiled walls and floor

OUTSIDE

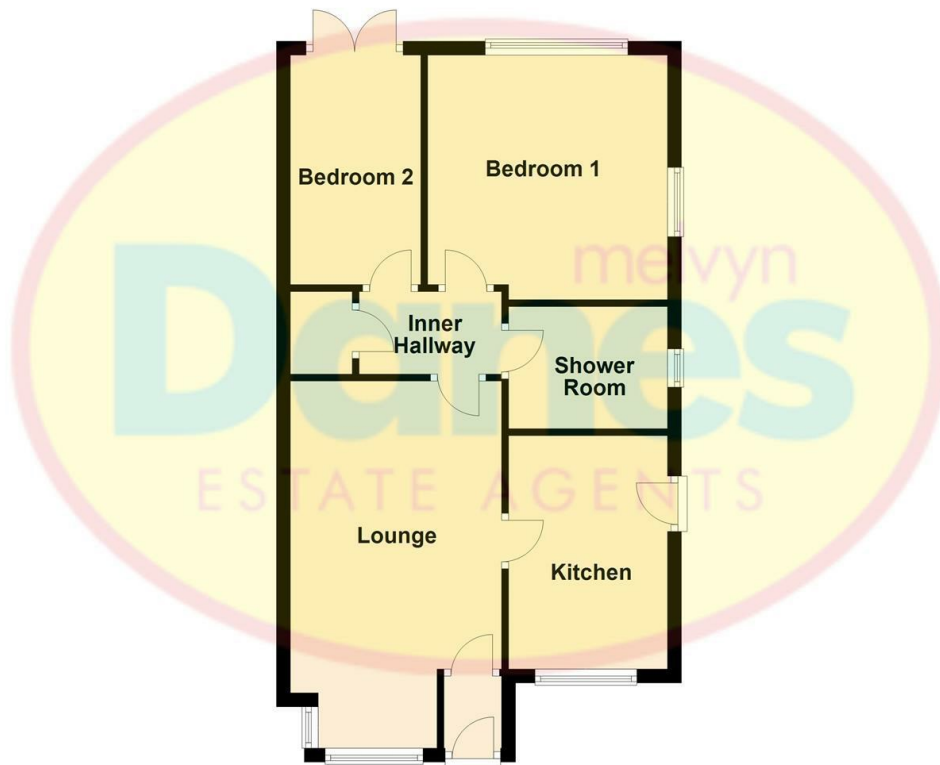


The property has a paved patio area at the rear, there is a shared storage cupboard and one allocated parking space

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.

Ground Floor



TENURE

We are advised that the property is leasehold and we are advised that there are approximately 81 years remaining on the lease and it is subject to an annual ground rent and service charge is £296 per quarter and the ground rent is £60 per annum.

COUNCIL TAX BAND: B

VIEWING

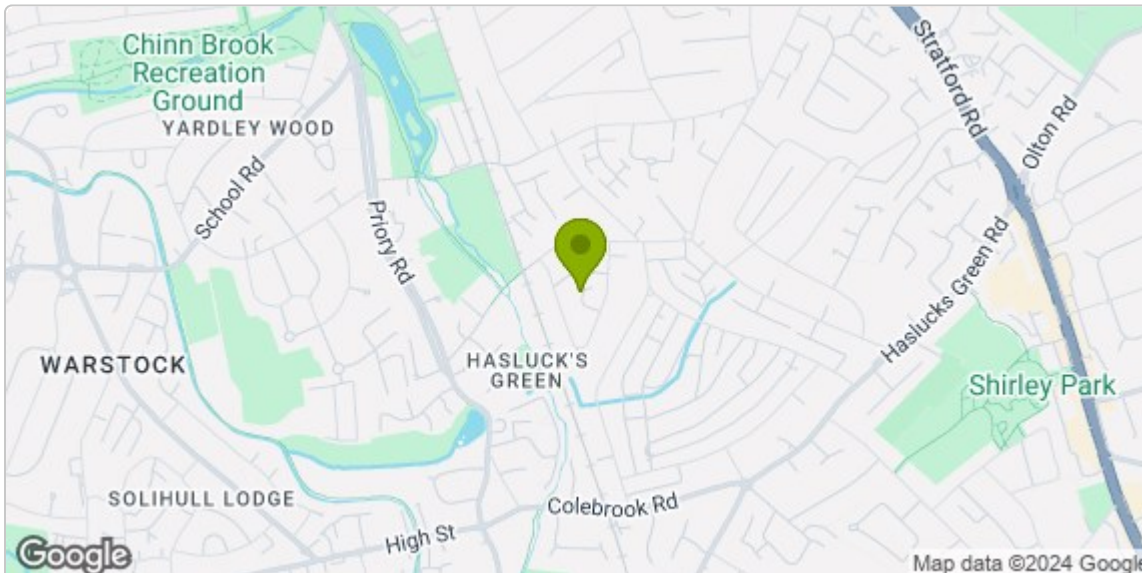
By appointment only please with the Shirley office on 0121 744 2801.

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 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:
8 Cheyne Gardens Hall Green
Birmingham B28 0UH

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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