



# Larchmere Drive, Hall Green

## Offers Around £220,000

- PORCH
- KITCHEN
- THREE BEDROOMS
- FRONT & REAR GARDENS
- CUL DE SAC POSITION
- HALLWAY
- EXTENDED LOUNGE DINER
- BATHROOM
- GARAGE EN BLOC
- CONVENIENT LOCATION

Larchmere Drive is a conveniently located cul de sac off School Road in Hall Green which is directly off the main Stratford Road close to local transport and amenities.

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 Lane 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 which is within walking distance.

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 Leisure Park and on to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An excellent location therefore for this end terraced house which sits back from the road behind a front garden and a path leading up to double glazed door into

### **PORCH**

Having entrance door opening to the

### **HALLWAY**

Having double glazed window, ceiling light point, central heating radiator, stairs rising to the first floor landing and doors off to the lounge diner and

### **KITCHEN**

**12'10" x 9'4" (3.91m x 2.84m)**



Having a double glazed window to front elevation, a range of wall and base units with roll top work surface over incorporating one and a half bowl sink and drainer with mixer tap over, four ring gas hob with extractor over, electric oven, integrated fridge freezer and washing machine, recessed lights and door to the side passage

### **EXTENDED LOUNGE DINER** **21'10" x 15'3" (6.65m x 4.65m)**



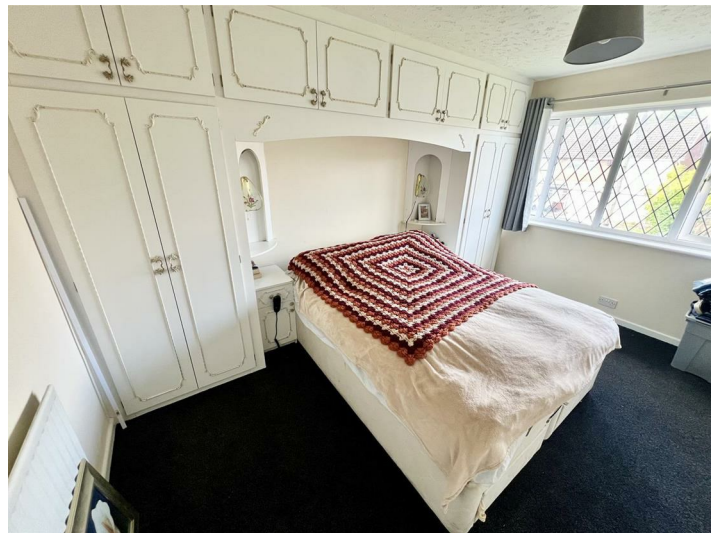
Having double glazed sliding door to rear garden, ceiling light points, two central heating radiators, gas fire and door to storage cupboard

### **FIRST FLOOR LANDING**

Having ceiling light point, loft access and doors off to the three bedrooms and bathroom

### **BEDROOM ONE**

**13'5" x 9'8" (4.09m x 2.95m)**



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

**BEDROOM TWO**  
**11'10" x 3" (3.61m x '0.91m)**

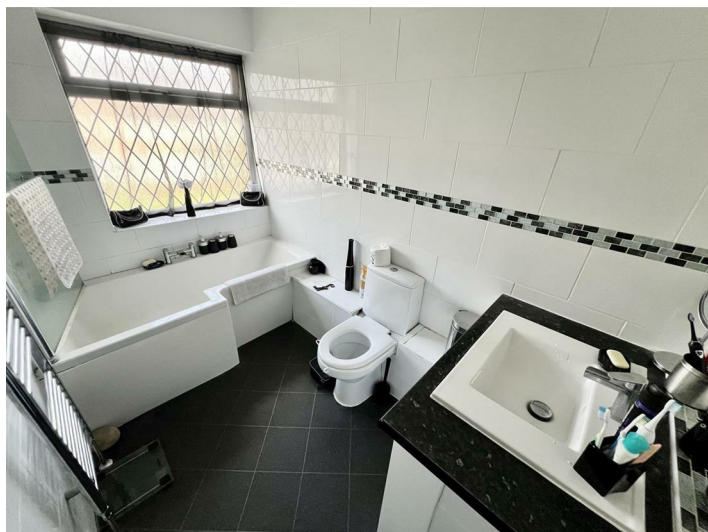


Having double glazed window to rear elevation, ceiling light point, central heating radiator and built in wardrobe

**BEDROOM THREE**  
**8'10" x 5'11" (2.69m x 1.80m)**

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

**BATHROOM**



Having double glazed window to front elevation, panel bath with thermostatic shower over, low level wc, vanity unit with wash hand basin, ceiling light point and chrome heated towel rail

**OUTSIDE**

**REAR GARDEN**



A low maintenance rear garden with gated access to the front of the property

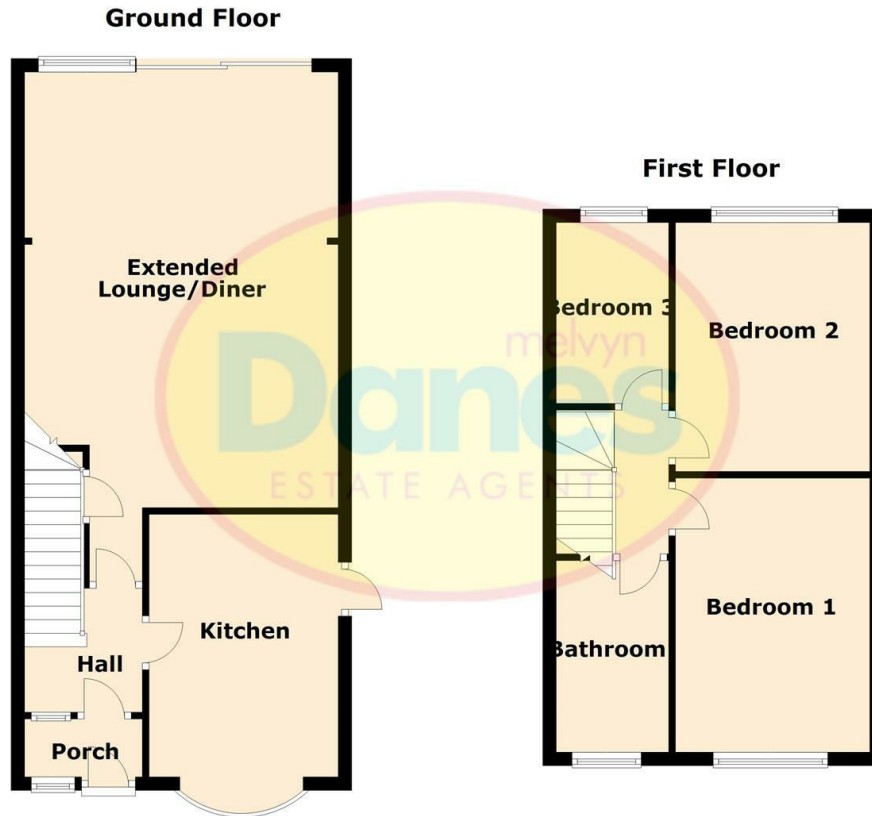
**GARAGE**



Having a single garage en bloc

## 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.



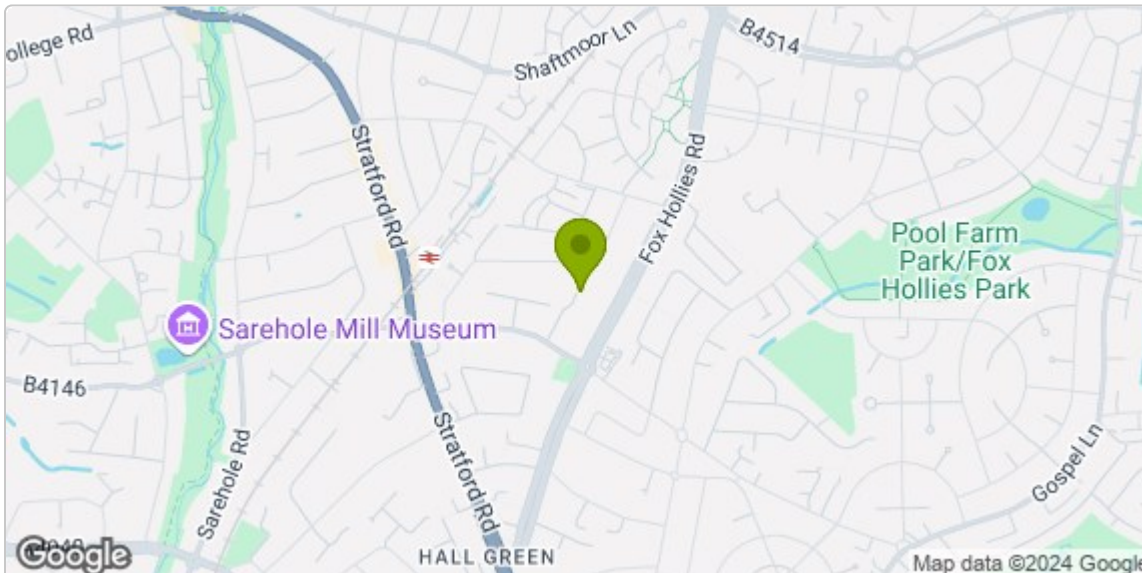
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** C

**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:**  
49 Larchmere Drive Hall Green  
Birmingham B28 8JB

**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
			<b>84</b>
		<b>67</b>	
EU Directive 2002/91/EC			

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