



Webb Lane, Hall Green

Offers Around £339,950

- PORCH
- DINING ROOM
- EXTENDED DINING KITCHEN
- THREE BEDROOMS
- FRONT DRIVEWAY
- HALLWAY
- OPEN PLAN LIVING AREA
- UTILITY ROOM
- BATHROOM
- REAR GARDEN

Webb Lane is located between Robin Hood Lane and Highfield Road, ideally situated for all of the amenities of both Hall Green and Shirley. We are advised that the property is situated within the catchment area of Hall Green School, and for infant and junior children there is Chilcote Junior and Infant School in Chilcote Close or Hall Green Junior and Infant School on the Stratford Road, although education facilities are 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 hostellers and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant Touchwood Centre offering shopping facilities and evening entertainments. Hall Green is served by both Hall Green Railway Station on the Stratford Road and also 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 and improved traditional semi detached house which is set back from the road via a deep block set and gravel driveway that leads to a UPVC double glazed front door which opens to the

PORCH

Having recessed ceiling spotlights, UPVC double glazed windows to the front and side and front door opening to the

RECEPTION HALLWAY

Having ceiling light point, 'oak' flooring, staircase rising to the first floor and doors opening to the dining room, open plan kitchen area and understairs storage cupboard



SUPERB OPEN PLAN LIVING & DINING KITCHEN
30'2" max (15'0" min) x 17'4" max (11'10" min)
(9.19m max (4.57m min) x 5.28m max (3.61m min))

DINING KITCHEN

Having bi-folding double glazed doors opening to the rear garden, UPVC double glazed windows to the side and rear, lantern rooflight, log burner with tiled hearth, 'oak' flooring, door to the utility room, open access to the family room and being fitted with a range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, twin integrated ovens, gas hob with extractor canopy over, integrated fridge, freezer and dishwasher



LIVING AREA

Having ceiling light point, central heating radiator and 'oak' flooring



UTILITY ROOM

6'8" x 6'7" (2.03m x 2.01m)

Having UPVC double glazed window to the side, recessed ceiling spotlights, space and plumbing for washing machine and wall mounted central heating boiler

DINING ROOM

12'1" into bay x 12'0" (3.68m into bay x 3.66m)

Having UPVC double glazed bay window to the front, recessed ceiling spotlights, central heating radiator and laminate wooden flooring

FIRST FLOOR LANDING

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

BEDROOM ONE

**12'9" into bay x 11'2" to rear of wardrobes
(3.89m into bay x 3.40m to rear of wardrobes)**



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

BEDROOM TWO

11'2" to rear of wardrobe x 10'0" (3.40m to rear of wardrobe x 3.05m)

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



BEDROOM THREE

7'3" x 5'10" (2.21m x 1.78m)

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

BATHROOM

Having UPVC double glazed windows to the side and rear, ceiling light point, panelled bath with shower over, pedestal wash hand basin and low level WC



REAR GARDEN

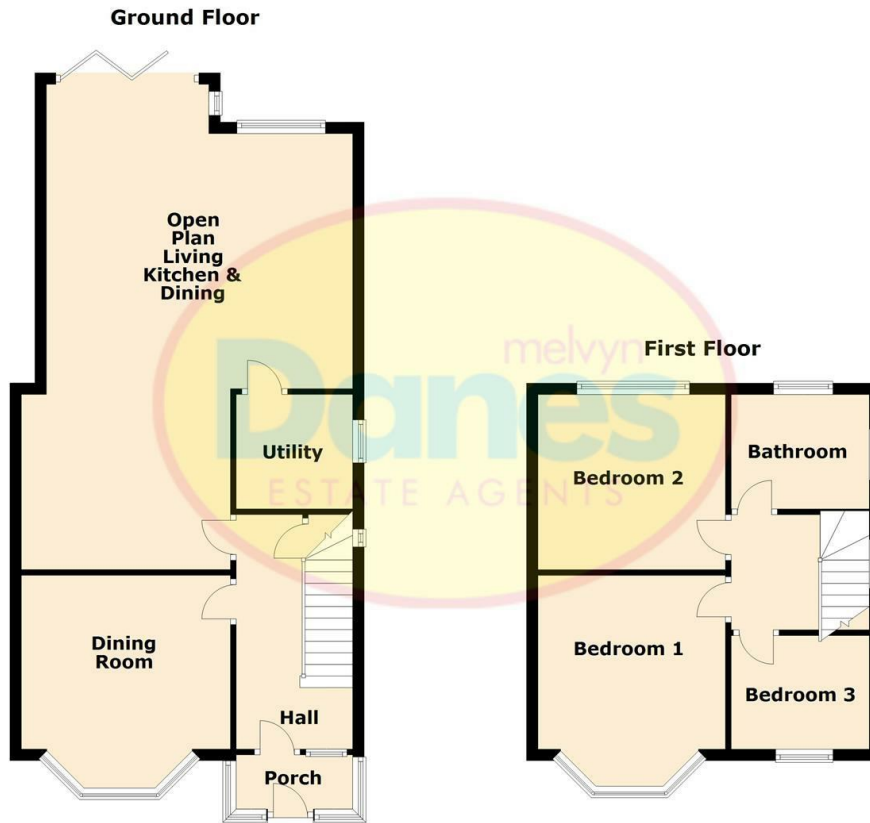


Having a private aspect to the rear and decked patio area with outside tap, artificial lawn with fenced boundaries and garden shed



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 but as yet we have not been able to verify this.

VIEWING

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

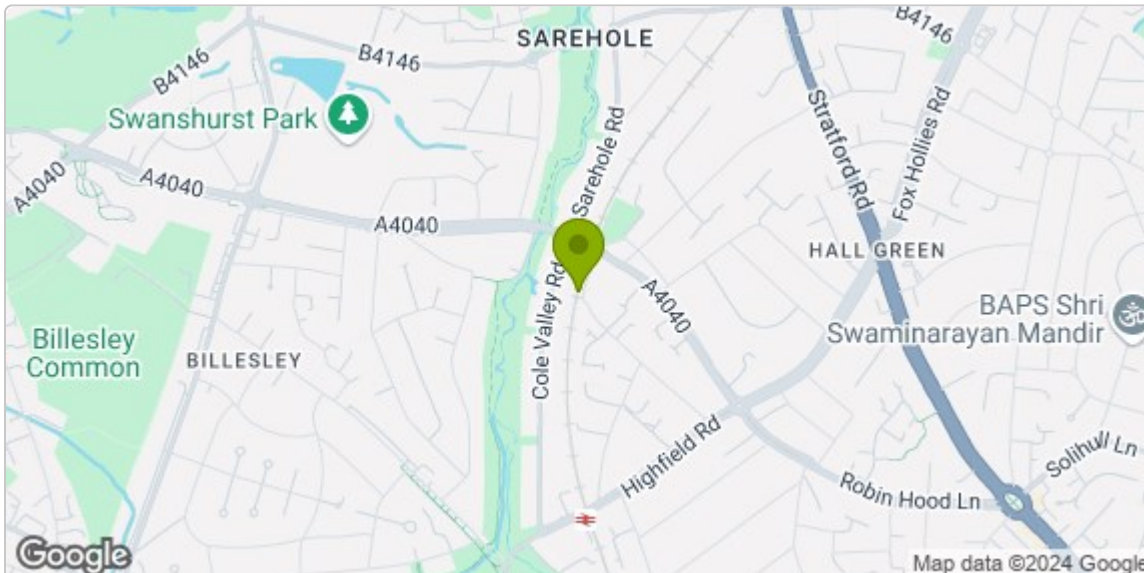
COUNCIL TAX BAND - C

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.

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.



Full Postal Address:
121 Webb Lane Hall Green
Birmingham B28 0ED

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(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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