



Reddings Lane, Tyseley

Offers Around £250,000

- PORCH
- LOUNGE
- KITCHEN
- WET ROOM
- FRONT DRIVEWAY
- HALLWAY
- DINING ROOM
- THREE BEDROOMS
- LARGE REAR GARDEN
- NO UPWARD CHAIN

Reddings Lane is a popular and conveniently located road off the main Stratford Road, close to Hall Green Parade. We are advised that there is good schooling in the area for children of all ages, with senior schooling being at nearby Hall Green School, although all 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 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 a railway station leading from Stratford Road.

There is a railway station at Hall Green, and local bus services run along the main Stratford Road and Shaftmoor Lane; both providing useful transport links for commuters.

An excellent location therefore for this period terraced house which is set back from the road behind a gated paved driveway which leads to double glazed double doors opening into the

PORCH

Having part glazed door into the

HALLWAY

Having staircase rising to the first floor, two ceiling light points, central heating radiator and doors opening to the lounge, dining room and kitchen

LOUNGE

14'10 into bay x 11'5 (4.52m into bay x 3.48m)



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

DINING ROOM

14'0 x 11'4 max (4.27m x 3.45m max)

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

KITCHEN

9'5 x 7'11 max (2.87m x 2.41m max)



Having wall and base units with work surface over, inset sink and drainer, space for gas cooker, window, ceiling light point and door to the rear

REAR VERANDA

Having doors to the side entrance, rear garden, gardeners WC and store

LANDING

Having ceiling light point, loft access and doors to three bedrooms and wet room

BEDROOM 1

13'2 x 11'3 (4.01m x 3.43m)



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

BEDROOM 2

13'11 x 11'4 (4.24m x 3.45m)



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

BEDROOM 3

10'1 x 8'0 (3.07m x 2.44m)

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

WET ROOM



Having low level WC, wash hand basin, wall mounted shower, airing cupboard, ceiling light point, central heating radiator and UPVC double glazed window to the rear

REAR GARDEN

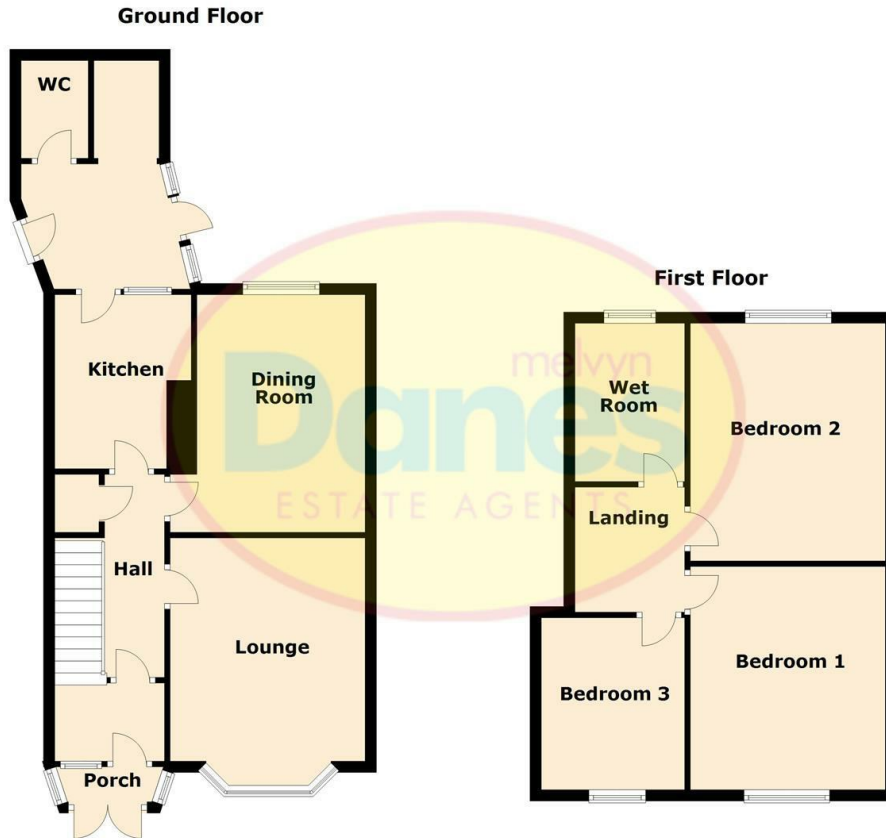


Having paved patio area leading to lawn with flower and shrub borders and fencing to boundaries



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.



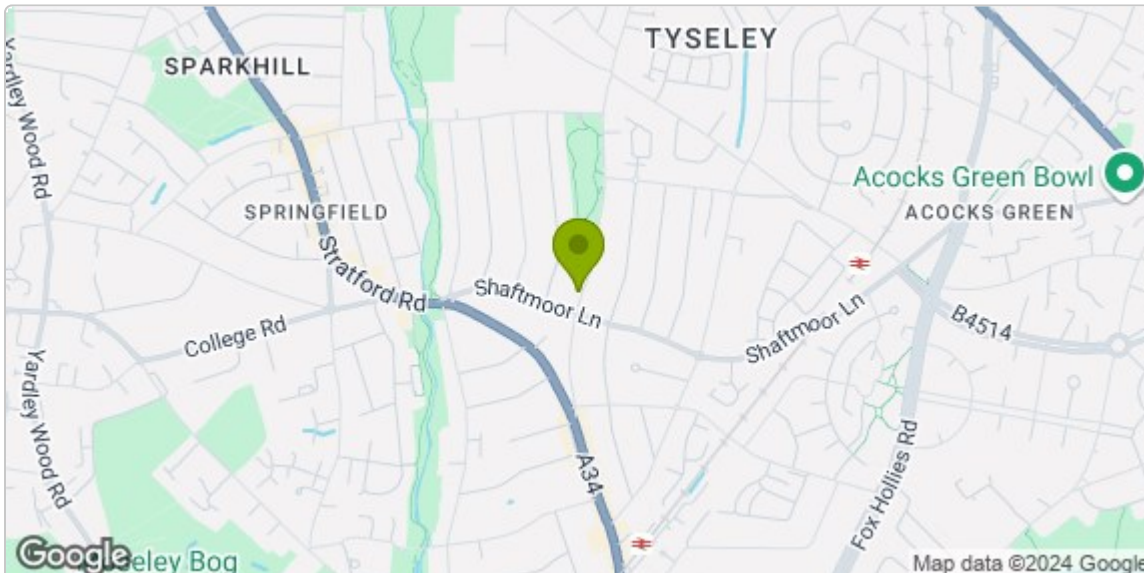
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: B

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:
198 Reddings Lane Tyseley
Birmingham B11 3DG

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	53	
(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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