



Shirley Road, Hall Green

Offers Around £325,000

- DRIVEWAY
- HALLWAY
- DINING ROOM
- THREE BEDROOMS
- REAR GARDEN
- PORCH
- LOUNGE
- EXTENDED KITCHEN
- BATHROOM & SEPARATE WC
- GARAGE

This larger style traditional semi detached property is ideally situated in Hall Green.

Ideally placed to take advantage of local shopping facilities which can be found at both Robin Hood Island and Hall Green Parade, and a short drive along the Stratford Road will bring to you into nearby Shirley which offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelryes.

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.

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.

Situated back from the roadside behind a front driveway that leads in turn to double glazed doors, which opens 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 lounge, extended kitchen , under stair storage cupboard and

DINING ROOM

15'2" into bay x 15'5" (4.62m into bay x 4.70m)



Having double glazed bay window to front aspect, ceiling light point, central heating radiator, coved cornicing to ceiling, laminate flooring and double doors that open to

LOUNGE

12'9" x 11'7" (3.89m x 3.53m)



Having double glazed sliding patio door to rear garden ceiling light point, central heating radiator, coved cornicing to ceiling and laminate flooring

EXTENDED KITCHEN

16'5" max x 6'9" max (5.00m max x 2.06m max)



Having double glazed window to rear and side aspects with double glazed door leading to rear garden, a range of wall, base and drawer units with roll top work surface over incorporating sink and drainer, electric double oven, four ring electric hob with extractor over, space for fridge freezer and tumble dryer, space and plumbing for washing machine, two ceiling light points and central heating radiator

FIRST FLOOR LANDING

Having single glazed stained glass window to side elevation, ceiling light point, loft access and doors off to the three bedrooms, bathroom and separate wc

BEDROOM ONE

15'5" into bay x 9'10 to front wardrobes (4.70m into bay x 3.00m to front wardrobes)



Having double glazed bay window to front elevation, ceiling light point, central heating radiator, coved cornicing to ceiling and built in wardrobes

BEDROOM TWO

11'11" x 11'8" (3.63m x 3.56m)



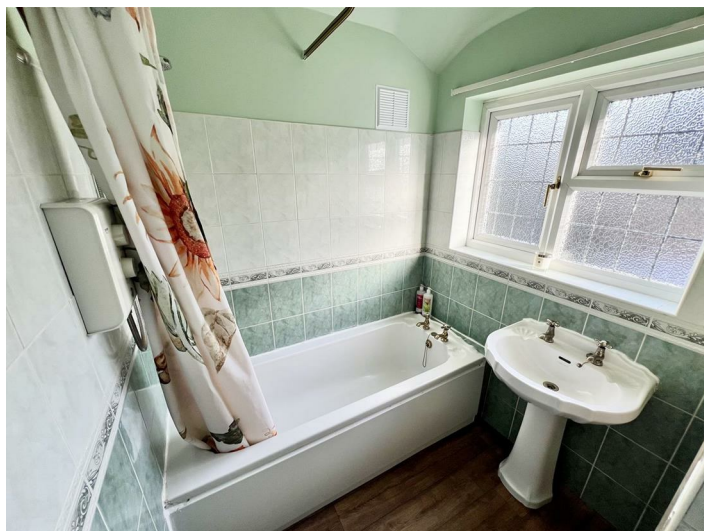
Having double glazed window to rear elevation, ceiling light point, central heating radiator and coved cornicing to ceiling

BEDROOM THREE

8'1" x 6'10" (2.46m x 2.08m)

Having double glazed window to front elevation, ceiling light point, central heating radiator, coved cornicing to ceiling and laminate flooring

BATHROOM



Having double glazed window to rear elevation, panel bath with electric shower over, pedestal wash hand basin, ceiling light point, central heating radiator and airing cupboard

SEPERATE WC

Having single glazed window to side elevation, low level wc and ceiling light point

OUTSIDE

REAR GARDEN



Having two paved patios with the rest laid mainly to lawn with gate providing access to the side of the property

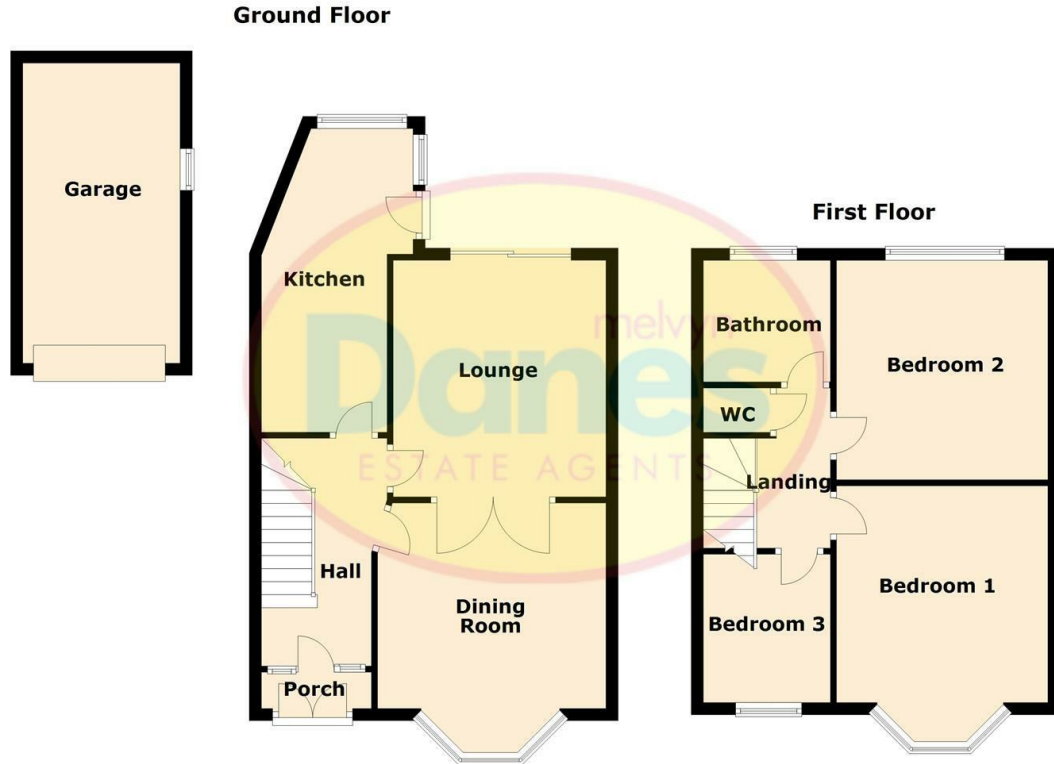
GARAGE

16'1" x 8'6" (4.90m x 2.59m)

Having up and over door to the front and window to the side aspect

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.



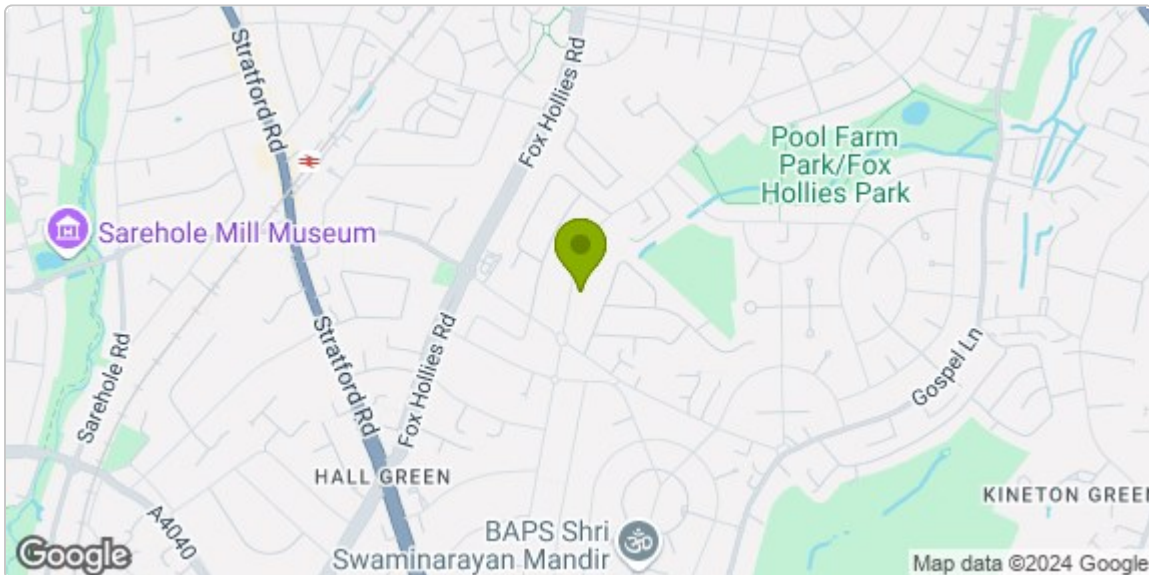
TENURE: We are advised that the property is Freehold

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:
527 Shirley Road Hall Green
Birmingham B28 8QH

Council Tax Band: C

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