



School Road, Hall Green

Offers Around £300,000

- DRIVEWAY
- HALLWAY
- EXTENDED KITCHEN
- THREE BEDROOMS
- REAR GARDEN
- PORCH
- LOUNGE & DINING ROOM
- GUEST WC
- BATHROOM
- NO UPWARD CHAIN

School Road leads from Shirley Road to Fox Hollies Road in Hall Green. Originally constructed by Dares, the properties are all of a similar 1930's bay fronted style.

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 on School Road and 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 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.

A convenient location therefore, for this extended traditional semi detached property which sits back from the road behind a driveway which leads to glazed door into

PORCH

Having entrance door leading to

HALLWAY

Having ceiling light point, central heating radiator, stairs rising to first floor landing and doors off to the guest wc, kitchen and

DINING ROOM

11'11" x 11'9" (3.63m x 3.58m)



Having double glazed sliding door to rear garden, wall mounted lights, central heating radiator, electric fire, coved cornice to ceiling and opening to

LOUNGE

15'1" into bay x 12'5" (4.60m into bay x 3.78m)



Having double glazed bay window to front aspect, ceiling light point, central heating radiator and coved cornice to ceiling

KITCHEN

14'8" x 7'0" (4.47m x 2.13m)



Having double glazed window to rear aspect, double glazed door to rear garden, a fitted kitchen with a range of wall, base, drawer and display units with roll top work surface incorporating stainless steel sink and drainer, space for under counter fridge, space and plumbing for washing machine, four ring electric hob, electric double oven, two ceiling light points and central heating radiator

GUEST WC

Having low level wc, pedestal wash hand basin, wall mounted light and extractor fan

FIRST FLOOR LANDING

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

BEDROOM ONE
15'1" into bay x 11'9" (4.60m into bay x 3.58m)



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

BEDROOM TWO
11'10" x 11'7" (3.61m x 3.53m)



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

BEDROOM THREE
7'8" x 6'9" (2.34m x 2.06m)

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

BATHROOM



Having two double glazed window, panel bath with thermostatic shower over, vanity unit with wash hand basin, low level wc, ceiling light point and central heating radiator

OUTSIDE

REAR GARDEN

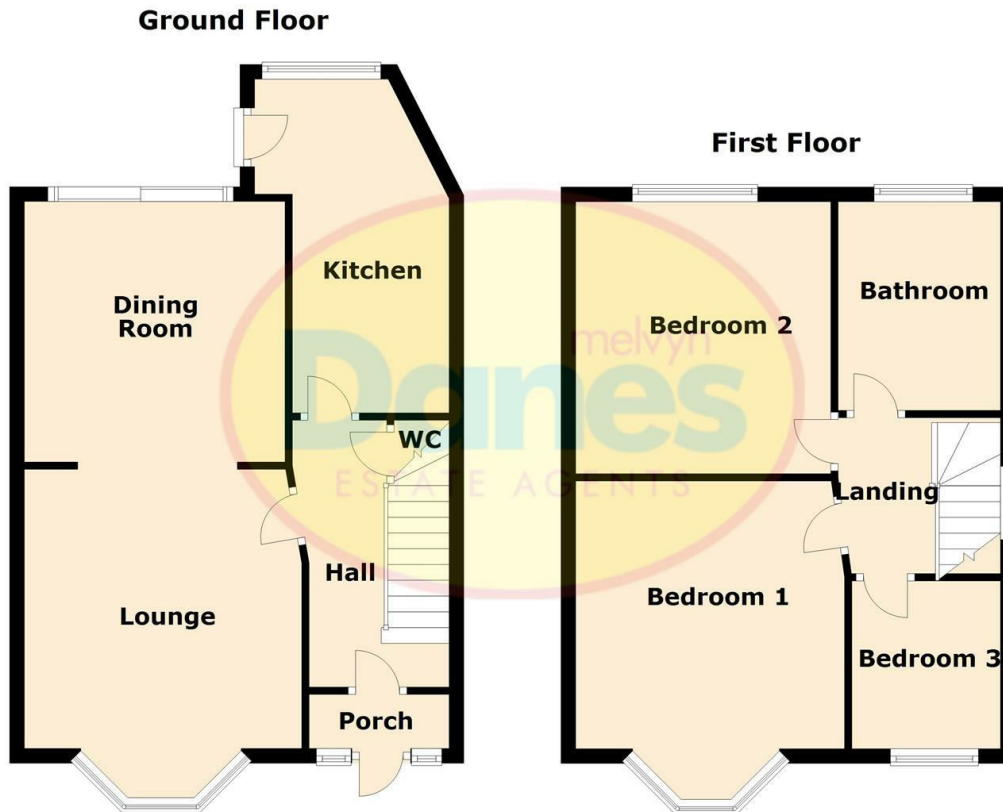


Having paved patio with the rest laid to lawn with borders with an abundance of mature plants and shrubs

GARAGE
18'0" x 9'0" (5.49m x 2.74m)

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

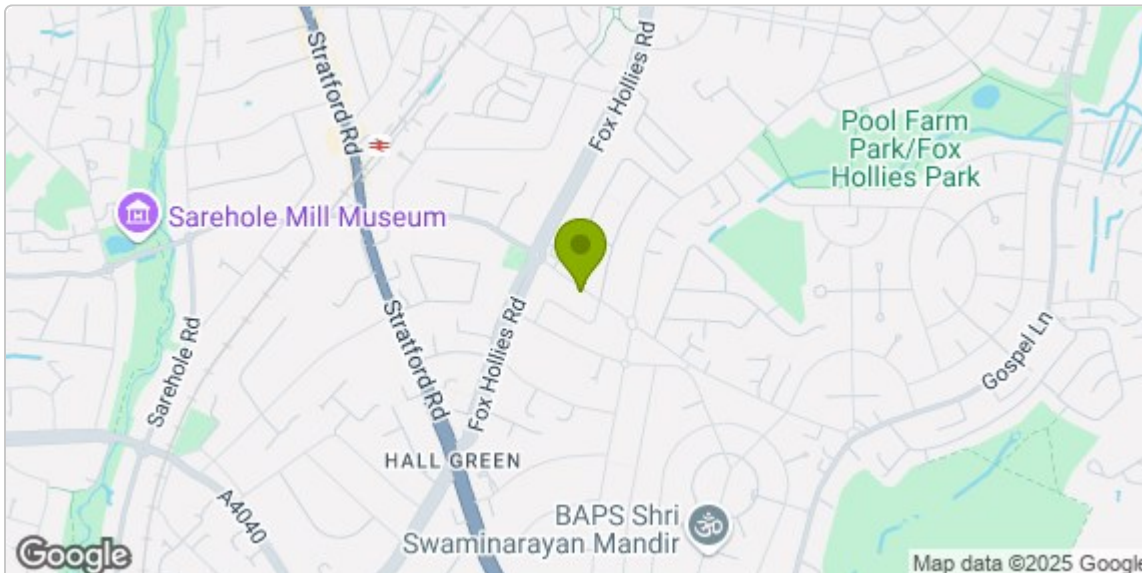
BROADBAND: We understand that the standard broadband download speed at the property is around Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around Mbps. Data taken from checker.ofcom.org.uk on 16/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 16/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external



Full Postal Address:
145 School Road Hall Green
Birmingham B28 8JF

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	54	
(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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