
melvyn
Danes
ESTATE AGENTS
Willson Croft
Hall Green
Offers Around £250,000

Description

Willson Croft is a conveniently located cul de sac just off Priory Road, ideally situated for all the local amenities of Hall Green and Shirley. There are local shops nearby in Priory Road and Trittiford Mill Pond with the nature reserve to the rear is just a short walk away.

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 Island and Hall Green Parade and a short drive or bus journey into nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelries. 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 the more local 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 semi detached property set back from the road via a block paved front driveway, a UPVC double glazed front door opens into the porch with further door into the hallway with stairs to the first floor accommodation and doorway into the kitchen and lounge diner with sliding patio style doors into the conservatory.

On the first floor there are three bedrooms and a bathroom.

The rear garden is paved with gravel for ease of maintenance and has gated side access, fencing to boundaries and courtesy door to the garage.













Accommodation

PORCH

HALLWAY

KITCHEN
12'4 max x 7'0 (3.76m max x 2.13m)

LOUNGE DINER
25'1 x 10'2 max (7.65m x 3.10m max)

CONSERVATORY

BEDROOM 1
12'1 x 10'2 (3.68m x 3.10m)

BEDROOM 2
13'0 x 10'1 max (3.96m x 3.07m max)

BEDROOM 3
9'3 x 7'1 (2.82m x 2.16m)

BATHROOM

GARAGE
15'8 x 9'3 (4.78m x 2.82m)

REAR GARDEN





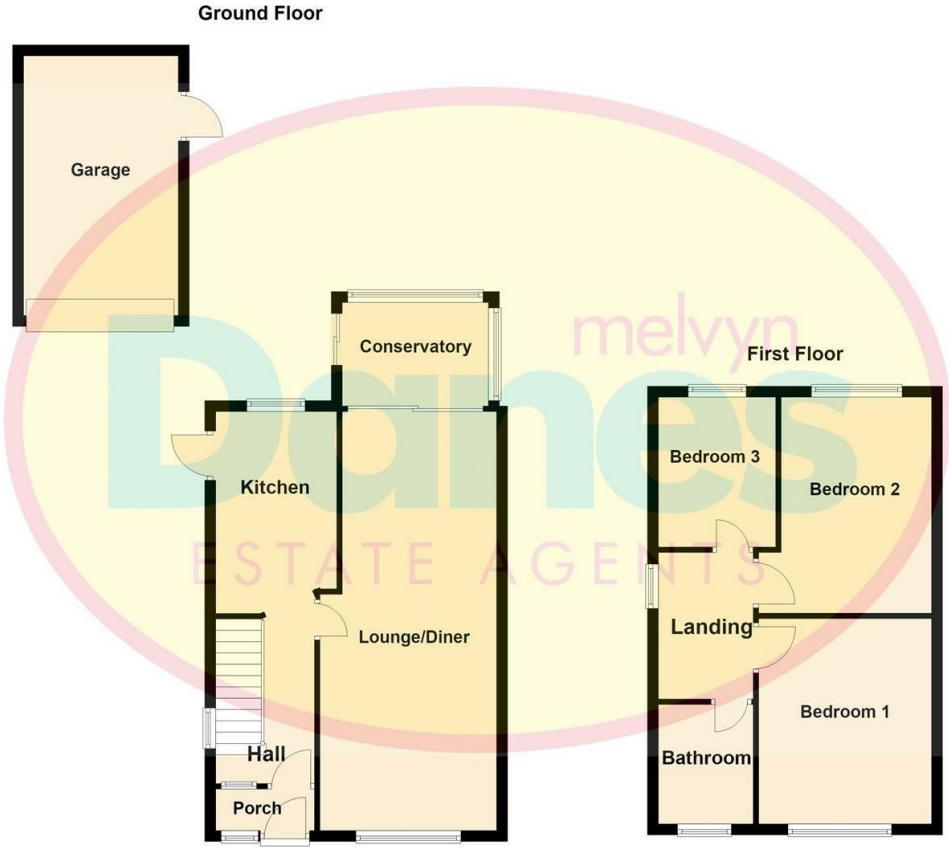
TENURE: We are advised that the property is Freehold.

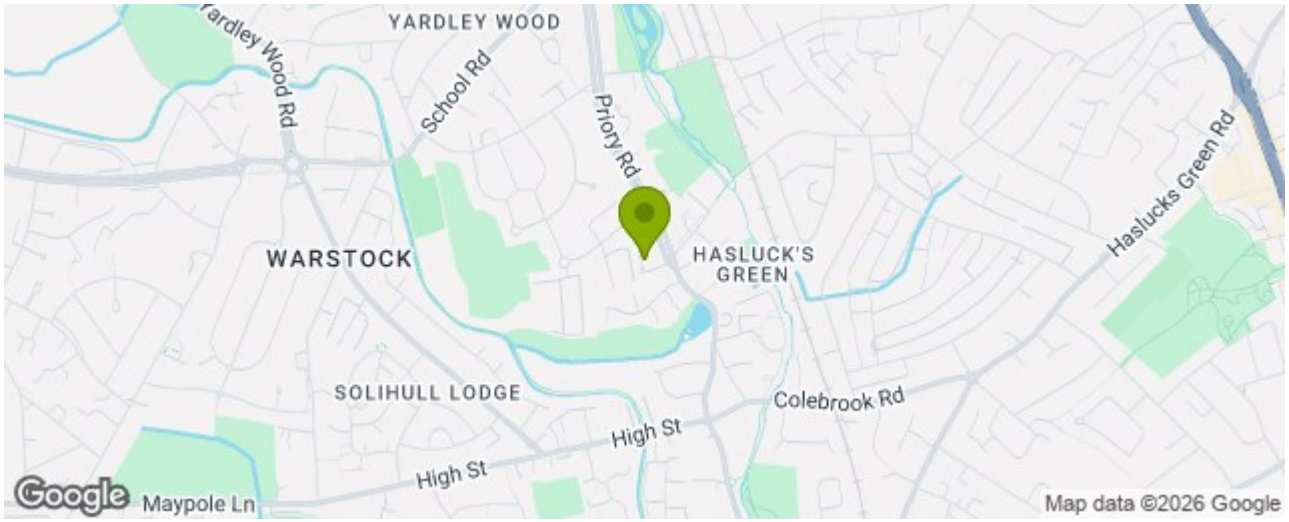
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 19/10/2026 we understand that the standard broadband download speed at the property is around 10 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 10,000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

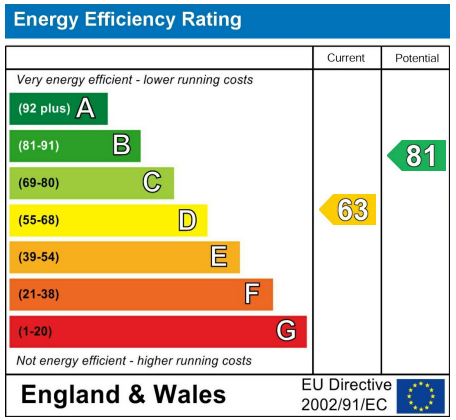
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





15 Willson Croft Hall Green Birmingham B28 0SS
Council Tax Band: C



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.

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