



Danes
melvyn
ESTATE AGENTS

Purefoy Road
Billesley
Offers Around £235,000

Description

Purefoy Road leads off Trittiford Road to Chin Brook Road a popular location in Billesley on the edge of Kings Heath, Moseley and Hall Green. The property is of non standard construction which can limit some lenders but does not effect the value or saleability.

We are advised that there is good schooling in the area for children of all ages, with catchment areas being subject to confirmation from the Education Department. Nearby in Trittiford Road is the very popular Our Lady of Lourdes Roman Catholic Junior and Infant School, together with Bishop Challinor Roman Catholic Secondary School in Kings Heath itself.

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 hosteries 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 and Leisure 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.



Accommodation

Set back from the road via a block paved front driveway, a UPVC front door opens into the porch with further door into the hallway with stairs to the first floor accommodation and door into the lounge with UPVC double glazed bay window to the front and door into the refitted kitchen, a beautifully refitted shower room leads off the kitchen and the conservatory has doors into the rear garden. On the first floor landing there are three generous bedrooms. The rear garden has a paved patio leading to lawn with rear storage/summer house currently used as a bar and games room.

PORCH

HALLWAY

LOUNGE

16'8 into bay x 13'4 (5.08m into bay x 4.06m)

REFITTED KITCHEN

10'6 x 9'3 (3.20m x 2.82m)

CONSERVATORY

9'11 x 8'10 (3.02m x 2.69m)

REFITTED SHOWER ROOM

LANDING

BEDROOM 1

16'10 x 10'11 (5.13m x 3.33m)

BEDROOM 2

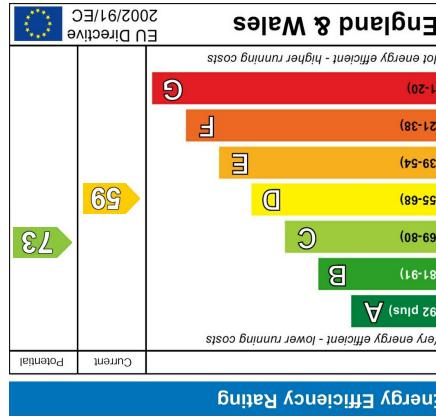
13'2 x 9'4 (4.01m x 2.84m)

BEDROOM 3

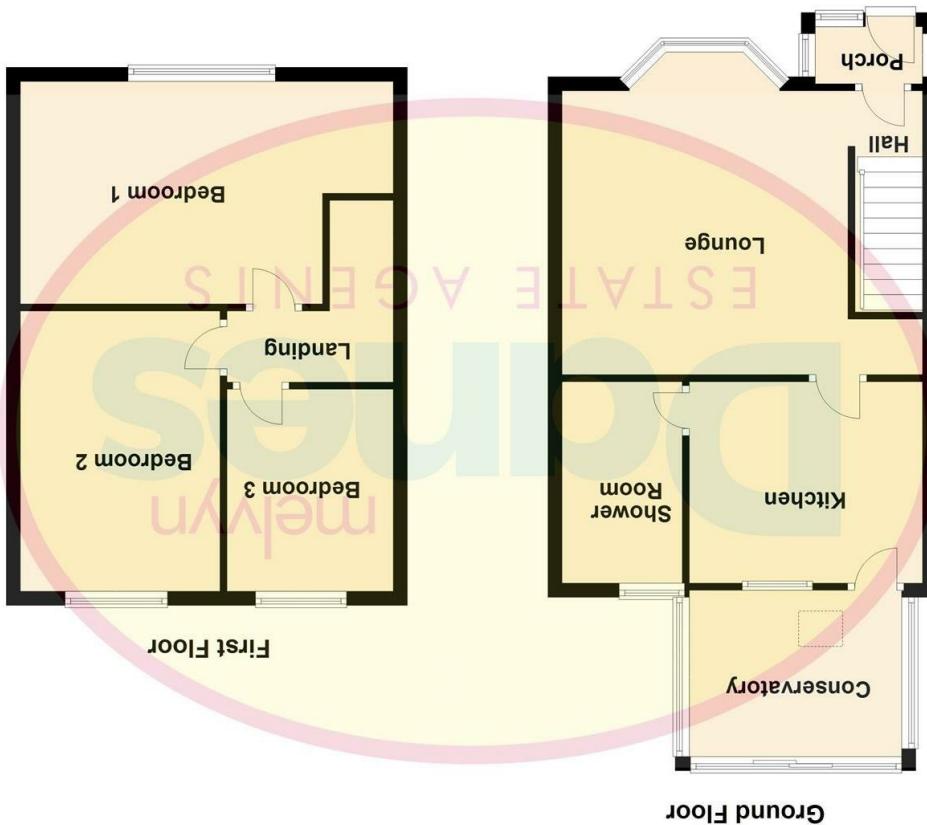
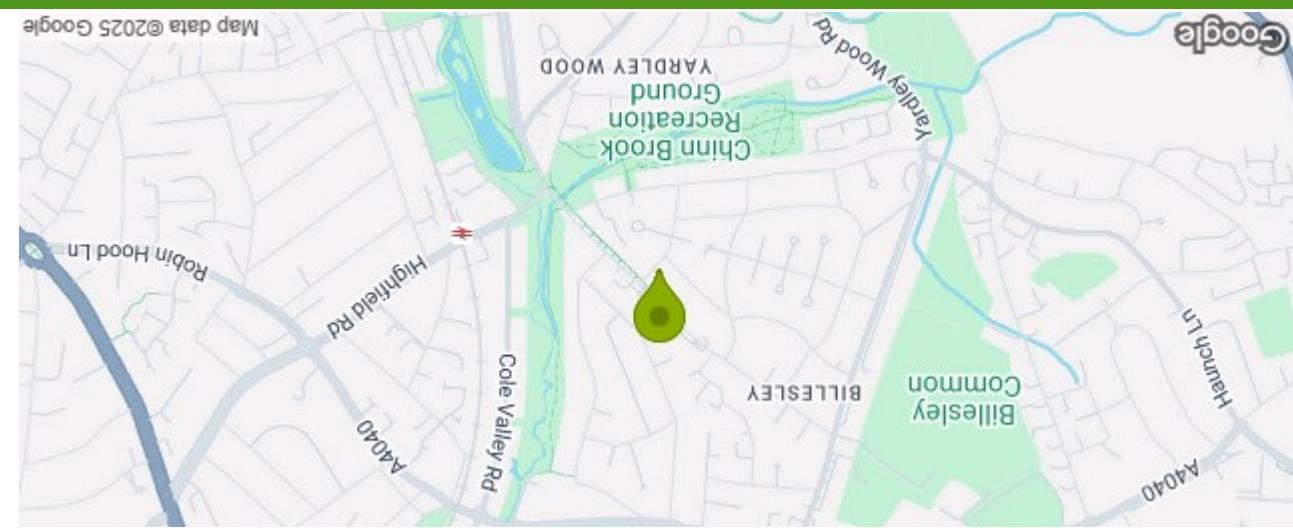
9'8 x 7'7 (2.95m x 2.31m)

PRIVATE REAR GARDEN





11 Purley Road Billeshley Birmingham B13 0NQ
Council Tax Band: B



MONKEY 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 purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a professional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for details of your residence. If you do not provide satisfactory evidence of 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 the sale.

CONSUMER PROTECTION FROM UNFAIR TRADING 2008: These particulars are for general guidance only and are in working order. Prospective Purchaser should obtain a written quotation of all legal and factual matters and information from the seller. They do not constitute representations of fact or form part of any offer or contract. Any subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be liable to errors and/or omissions. The agent has not sought to verify the legal title of the property and the licensed Conveyancer or Surveyors as appropriate. The agent has not tested any apparatus, fixtures, fittings or services mentioned and do not by these particulars or otherwise warrant that they are in working order.

VIEWING: By appointment only with the office on the number below.

MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 31/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband download speed at the property is around 5Mbps, 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 1800 Mbps. Data taken from checker.ofcom.org.uk on 31/03/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is freehold.