melvyn Danes
ESTATE AGENTS

Old Hall Gardens

Shirley

Offers In Excess Of £190,000

Description

Old Hall Gardens is a gated development of modern appartments built on the former grounds of Monkspath Hall. A recreation of the original building has been constructed and lies close by.

Conveniently situated to benefit from the strong transport network it lies just off Monkspath Hall Road one of the main arterial roads providing access into Solihull Town Centre.

Travelling away from Solihull along here one will come to the A34 Stratford Road in Shirley which gives access to the city centre of Birmingham and to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

Solihull has an excellent choice of shopping facilities together with a wide choice of bars and restaurants, a thriving business community and its own main line London to Birmingham railway station. Closer to the property is Widney Manor Railway Station offering local services and Hillfield Park is close by offering a vast area of public open space, duck pond and children's play area. There are also good amenities within walking distance such as bars/pubs, coffee shop, chip shop, GP surgery, Pharmacy, Dentist, Opticians, Supermarket, Gym, and restaurants.

As you approach the complex it lies behind a driveway with secure gated entrance leading directly to resident parking. Number 30 is located on the ground floor with communal entrance leading to the front door into the accommodation which comprises of through entrance hall with various storage options. Large living/dining room with open arch access into stylish fitted kitchen hosting a range of integrated appliances. Off the living room there is a glazed door allowing access onto the private patio area and in turn the communal grounds surrounding the property.

The apartment benefits from two double bedrooms one of which has a fitted en-suite shower room and ample space for wardrobes and occasional furniture.

The bathroom is well fitted with a three piece suite with shower over bath and a glass screen.

The apartment benefits from one allocated parking space and also numerous visitor spaces as well as secure bike sheds and communal bin stores. The communal ground are well kept and have good green open spaces for all residents to enjoy.

Accommodation

Communal Entrance Hall

Entrance Hall

Large Living/Dining Room
15'6" x 14'11" (4.728 x 4.570)

Kitchen
9'10" x 7'9" (3.015 x 2.370)

Bedroom One
12'3" x 10'8" (3.750 x 3.254)

En-Suite
3'10" x 8'8" (1.184 x 2.645)

Bedroom Two
9'11" x 7'2" (3.041 x 2.202)

Bathroom
5'7" x 7'7" (1.724 x 2.329)

Private Patio area

Allocated Parking

Communal Ground And Gardens

TENURE: We are advised that the property is Leasehold

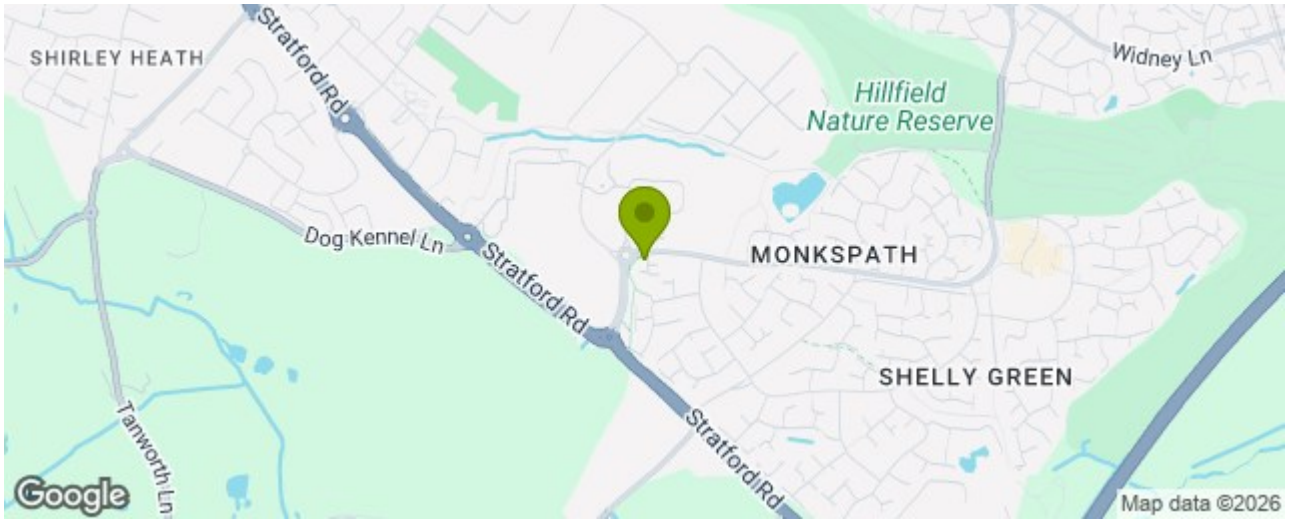
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 31/3/2026 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 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.

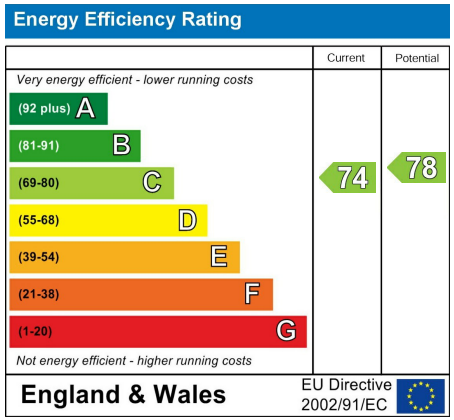
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.

Ground Floor



30 Old Hall Gardens Shirley Solihull B90 4NN
Council Tax Band: D



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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