melvyn Danes ESTATE AGENTS

Fox Hollies Road

Hall Green

Offers Around £420,000

Description

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, Fox Hollies Road is conveniently situated for all the local amenities of Hall Green and is archetypal of the roads found within this popular suburb which is known locally for its tree lined streets.

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 into nearby Shirley offers a wide choice of supermarkets, convenience and speciality stores, restaurants and hostelries 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.

Monkspath and Solihull Business Parks and Leisure Park 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 larger style semi-detached property with three double bedrooms which sits back from the road behind a front driveway which in turns leads to the well maintained, well proportioned family home with a great size rear garden giving plenty of scope to extend the property (subject to the usual planning permissions).

Accommodation

PORCH

RECEPTION HALLWAY

DINING ROOM
16'11" into bay x 11'11" (5.16m into bay x 3.63m)

LOUNGE
17'7" into bay x 11'10" (5.36m into bay x 3.61m)

KITCHEN
12'1" x 9'6" (3.68m x 2.90m)

UTILITY

GUEST CLOAKS

FIRST FLOOR LANDING

BEDROOM ONE
17'7" into bay x 11'11" (5.36m into bay x 3.63m)

BEDROOM TWO
17'3" into bay x 11'11" (5.26m into bay x 3.63m)

BEDROOM THREE
11'11" max x 11'10" max (3.63m max x 3.61m max)

FOUR PIECE FAMILY BATHROOM

ADDITIONAL WC

GARAGE
15'7" x 7'11" (4.75m x 2.41m)

REAR GARDEN

TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 17 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 1800 Mbps. Data taken from checker.ofcom.org.uk on 03/07/2025. Actual service availability at the property or speeds received may be different.

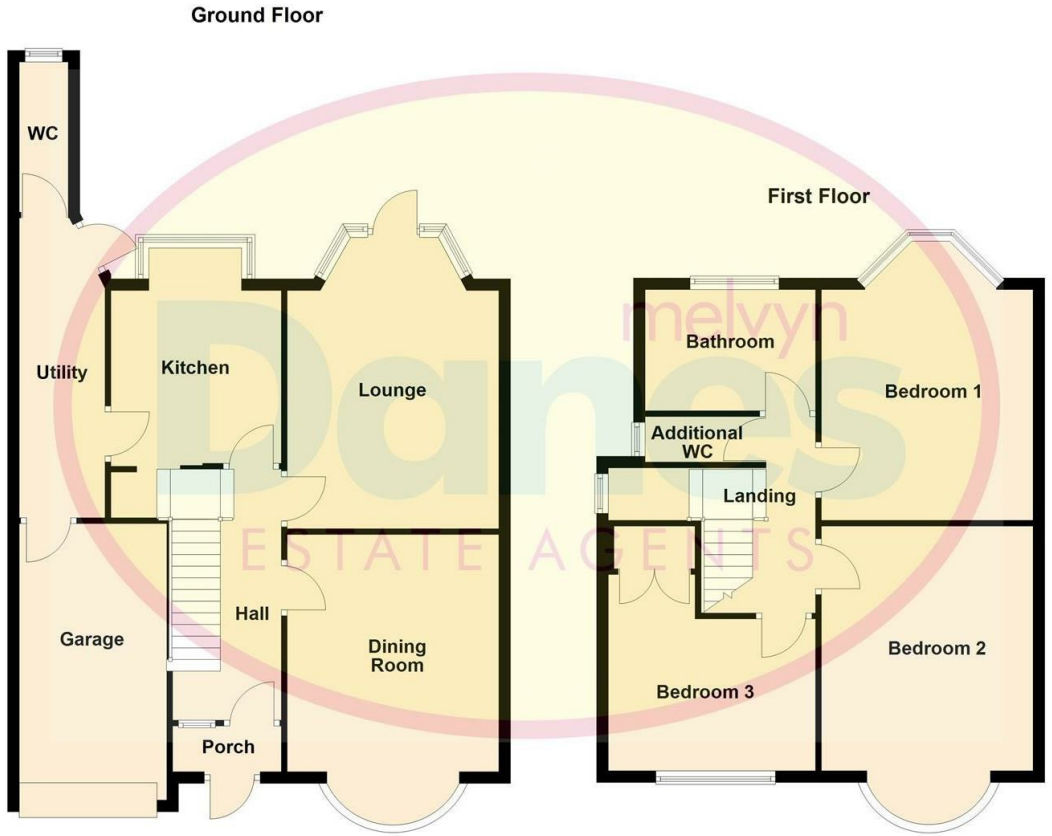
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 03/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

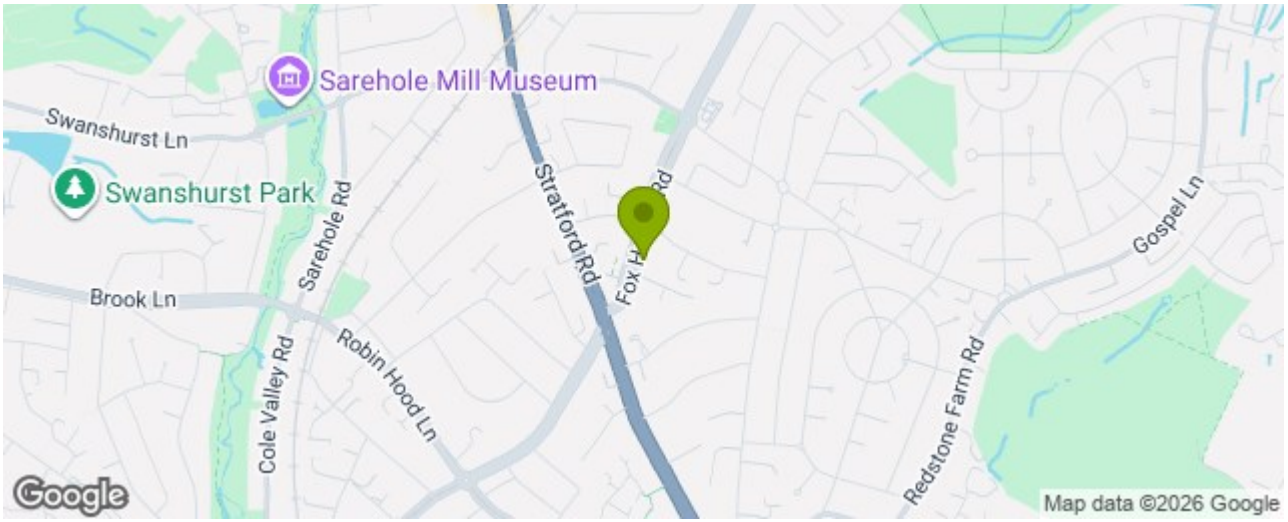
VIEWING: By appointment only with the office on the number below.

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.

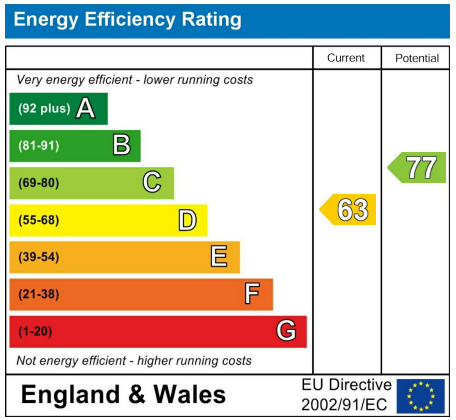
Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from 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 a purchase administration fee of £25 inclusive of VAT to cover these checks.

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.





660 Fox Hollies Road Hall Green Birmingham B28 9DH
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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