



melvyn
Danes
ESTATE AGENTS



Blythsford Road

Hall Green

Offers Around £415,000

Description

Blythsford Road leads from Newborough Road which runs directly onto Haslucks Green Road in which are sited local shops, Shirley Railway Station and access to Shirley Park.

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.

Local shopping facilities can be found at the Robin Hood Island and a short drive into nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostleries 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.

An ideal location therefore for this much extended and improved semi detached house which occupies a wide corner plot and has a gated driveway to the rear with electrically operated gate and a detached double garage. The well proportioned and deceptively spacious accommodation includes a ground floor WC, an amazing open plan living space to the rear with sitting area, dining area and integrated modern shaker style kitchen. There is a separate lounge to the front, four double bedrooms, en suite shower room and family bathroom. All in all; a great family home that requires immediate internal inspection and is being sold with the benefit of no upward chain.



Accommodation

LAWNED FOREGARDEN

CANOPY PORCH

RECEPTION HALLWAY

GUEST CLOAKS WC

SEPARATE LOUNGE

12'6" max x 12'3" (3.81m max x 3.73m)

**SUPERB OPEN PLAN LIVING
KITCHEN & DINING AREA**

26'2" max x 23'6" (7.98m max x 7.16m)

FIRST FLOOR LANDING

BEDROOM ONE

16'2" x 10'1" (4.93m x 3.07m)

EN SUITE SHOWER ROOM

BEDROOM TWO

12'4" x 10'3" (3.76m x 3.12m)

BEDROOM THREE

12'5" x 8'8" (3.78m x 2.64m)

BEDROOM FOUR

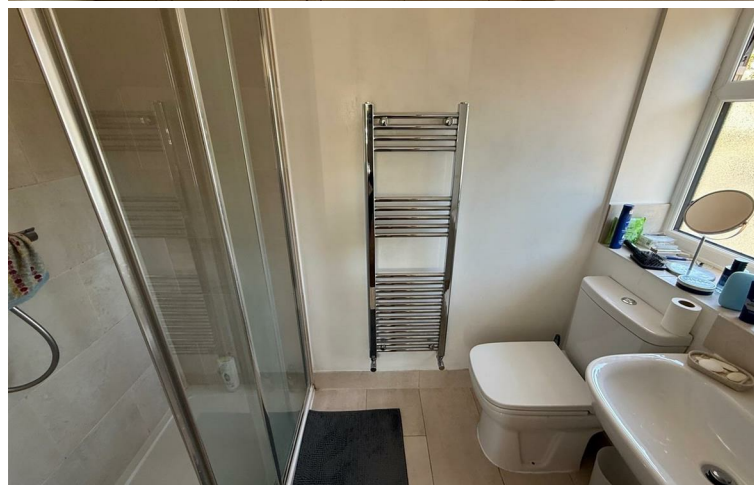
10'2" x 7'6" (3.10m x 2.29m)

FAMILY BATHROOM

REAR GARDEN

DETACHED DOUBLE GARAGE

ELECTRIC GATED DRIVEWAY



TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 16 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 10/07/2025. Actual service availability at the property or speeds received may be different.

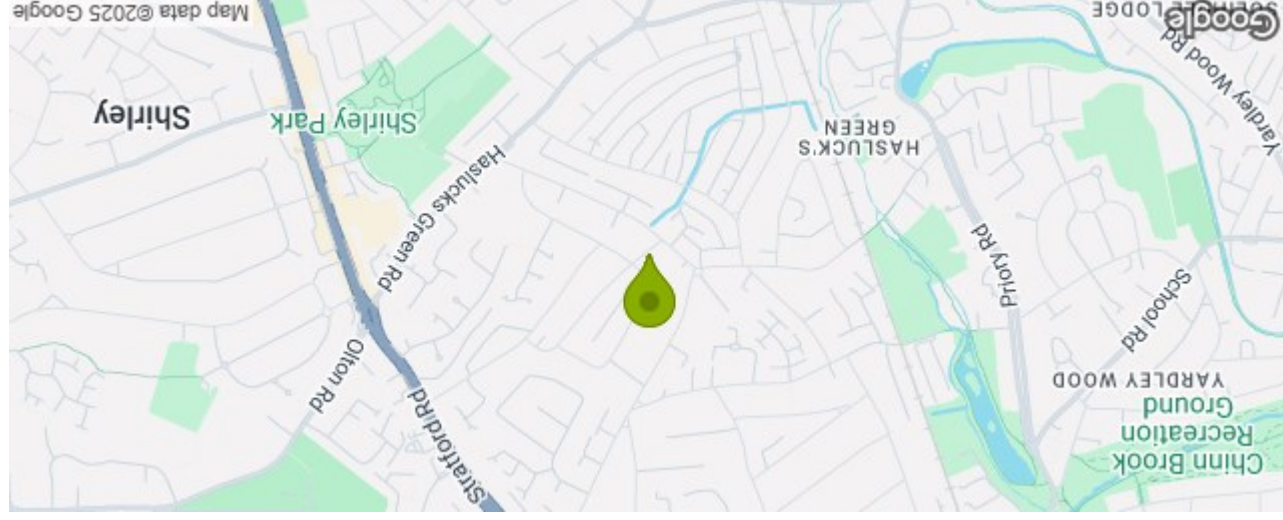
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 10/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

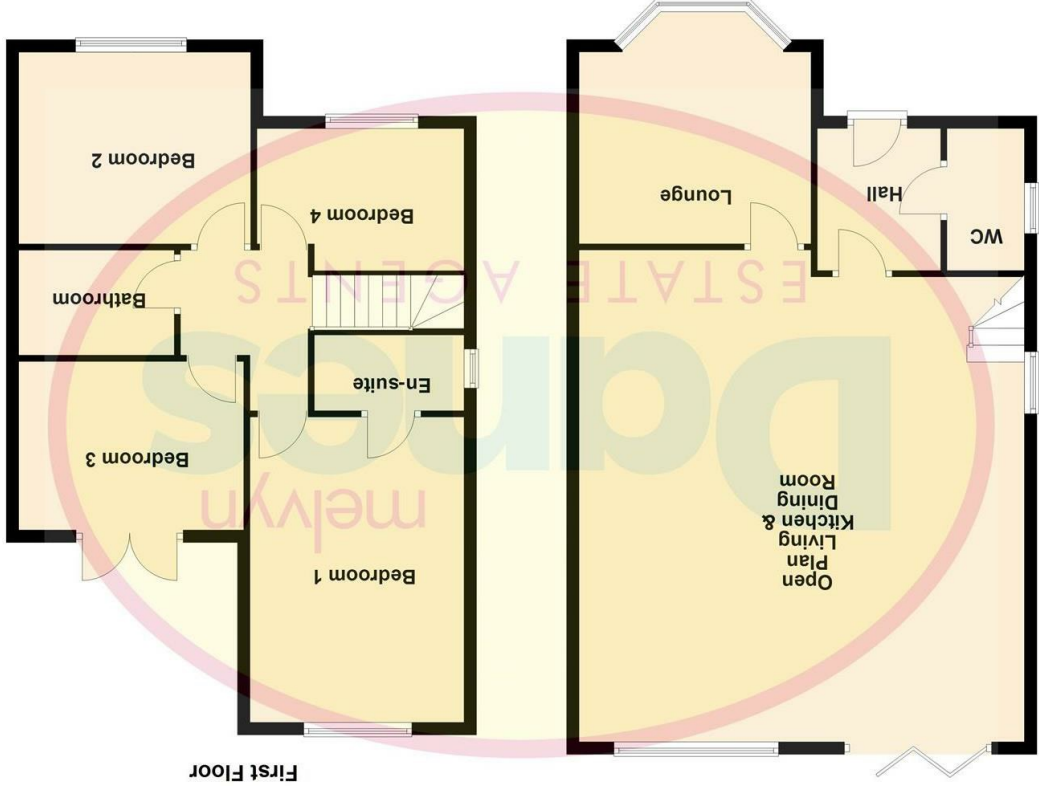
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective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



Ground Floor



First Floor

102 Blythsford Road Hall Green Birmingham B28 0UT Council Tax Band: B

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	
Current	71
Potential	80
EU Directive 2002/91/EC	
England & Wales	

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.