



melvyn
Danes
ESTATE AGENTS



Barton Lodge Road

Hall Green

Offers Around £375,000

Description

Barton Lodge Road conveniently links Baldwins Lane and Scribes Lane in this most convenient and popular part of the sought after suburb of Hall Green.

We are advised that there is good schooling in the area for children of all ages, including the much requested Chilcote Infant and Juniors - with catchment areas of course being subject to confirmation from the Education Department.

Local shopping facilities can be found on Baldwins Lane, 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 hosteleries 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 well presented, extended link detached house which sits back from the road behind a front driveway flanked by a shrubbed foreground. The spacious accommodation comprises of entrance porch, guesst cloaks, good size lounge, dining room, refitted kitchen and conservatory. The first floor has a master bedroom with en-suite, two further good size bedrooms and family bathroom. To the rear is a good size rear garden. Viewing is strongly advised to appreciate the well proportioned space this home offers.



Accommodation

PORCH

GUEST CLOAKS

LOUNGE

16'2" x 14'3" (4.93m x 4.34m)

DINING ROOM

16'1" x 10'5" (4.90m x 3.18m)

KITCHEN

17'8" x 7'3" (5.38m x 2.21m)

CONSERVATORY

7'10" x 7'1" (2.39m x 2.16m)

FIRST FLOOR LANDING

BEDROOM ONE

12'6" x 10'4" (3.81m x 3.15m)

EN-SUITE

BEDROOM TWO

11'6" x 9'10" (3.51m x 3.00m)

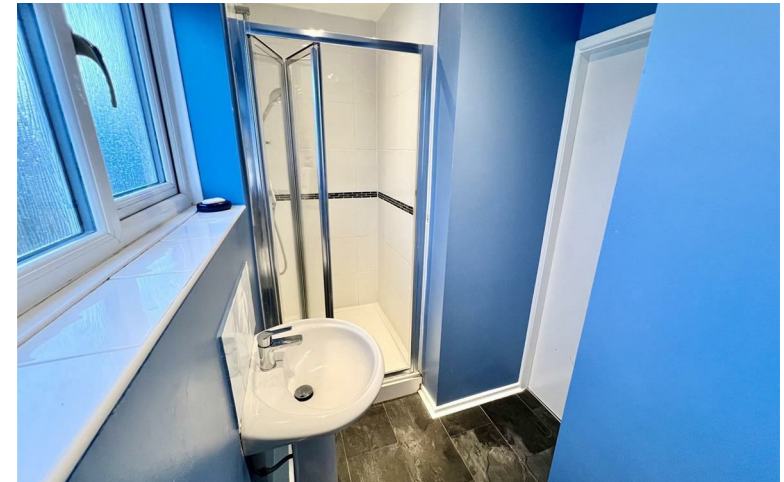
BEDROOM THREE

11'7" x 6'0" (3.53m x 1.83m)

FAMILY BATHROOM

GARAGE

16'11" x 7'8" (5.16m x 2.34m)



TENURE: We are advised that the property is Freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 9 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 21/02/2026. Actual service availability at the property or speeds received may be different.

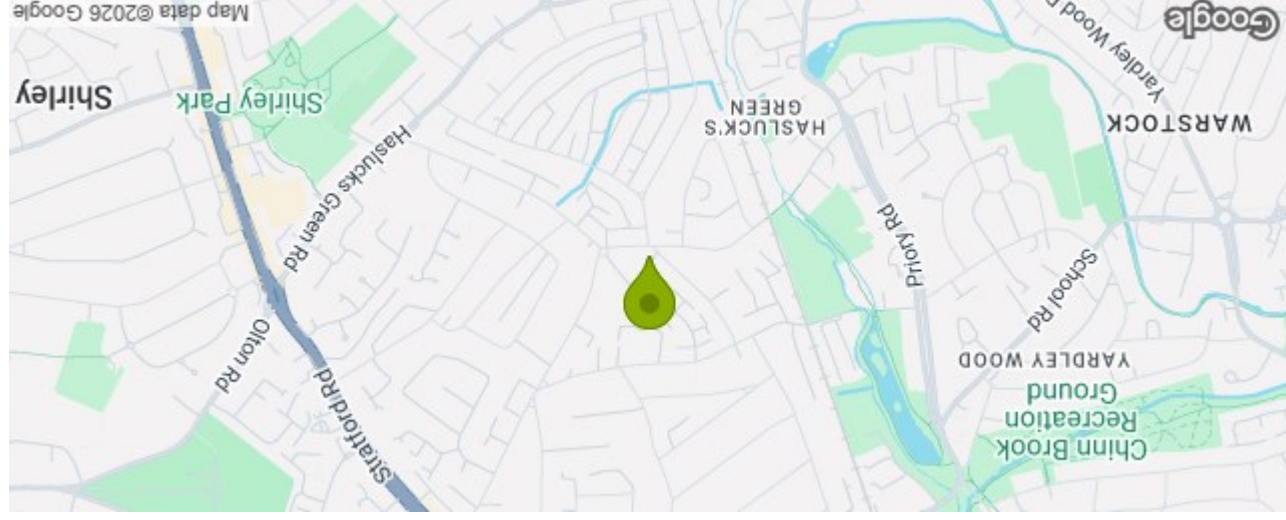
MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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 items shown in these are not necessarily included in the sale, unless 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 that they are in working order.

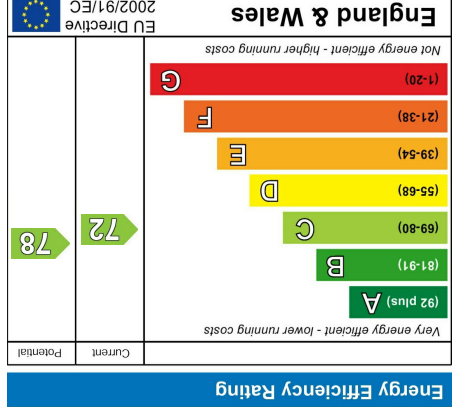
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners or organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed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



Tel: 0121 744 2801 Email: shirley@melyndanes.co.uk melyndanes.co.uk

**86 Barton Lodge Road Hall Green Birmingham B28 0RJ
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.

