



# Endsleigh Grove, Hall Green

## Offers Over £280,000

- DRIVEWAY
- HALLWAY
- EXTENDED KITCHEN
- BATHROOM
- CUL DE SAC POSITION
- PORCH
- THROUGH LOUNGE
- THREE BEDROOMS
- REAR GARDEN
- CONVENIENT LOCATION



Endsleigh Grove is a cul de sac of traditional semi detached properties leading off Lulworth Road which is off Studland Road in Hall Green. Originally constructed by Dares, the properties are all of a similar 1930's bay fronted style.

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 Robin Hood Island, Acocks Green 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.

A convenient location therefore, for this semi detached property which sits back from the road behind a full width driveway with a UPVC double glazed door into

### **PORCH**

Having entrance door leading to

### **HALLWAY**

Having ceiling light point, central heating radiator, stairs rising to first floor landing and doors off to kitchen, under stair storage cupboard and

### **THROUGH LOUNGE DINER**

**27'7" max into bay x 11'8" max (8.41m max into bay x 3.56m max)**



Having double glazed bay window two ceiling light points, two central heating radiators, gas fire, coved cornice to ceiling and double glazed French doors to rear garden

### **EXTENDED KITCHEN**

**15'8" x 6'6" (4.78m x 1.98m)**



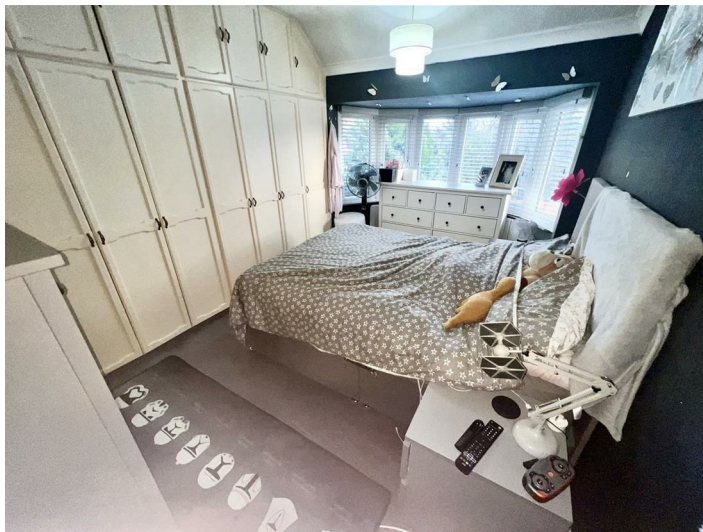
Having double glazed window to rear elevation, a fitted kitchen with a range of wall and base units with work surface over incorporating sink and drainer with mixer tap over, integrated dishwasher, space for cooker and fridge freezer, two ceiling points, central heating radiator and door to rear garden

### **FIRST FLOOR LANDING**

Having double glazed window to side elevation, ceiling light point, loft access and doors off to the three bedrooms and bathroom

### **BEDROOM ONE**

**15'3" into bay x 8'8" to wardrobes (4.65m into bay x 2.64m to wardrobes)**



Having double glazed bay window to front elevation, ceiling light point, central heating, coved cornice to ceiling and built in wardrobes



### BEDROOM TWO

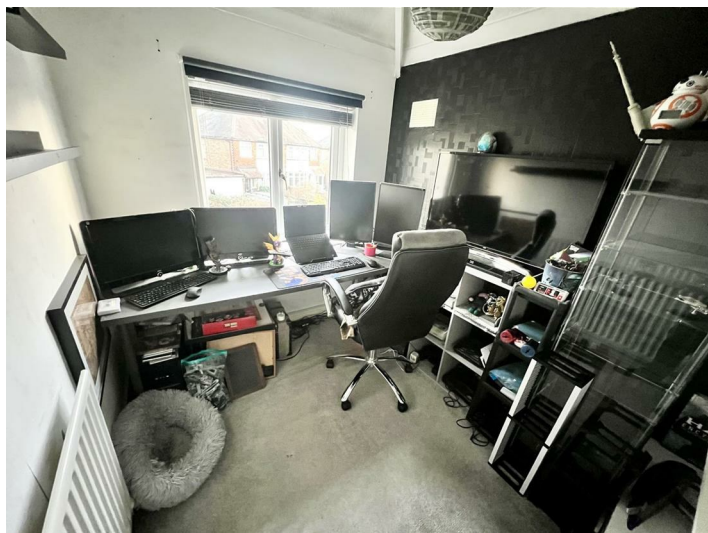
11'11" x 9'0" to wardrobe front (3.63m x 2.74m to wardrobe front)



Having double glazed window to rear elevation, ceiling light point, central heating, coved cornice to ceiling and built in wardrobes

### BEDROOM THREE

8'2" x 6'9" (2.49m x 2.06m)



Having double glazed window to front elevation, ceiling light point, central heating radiator and coved cornice to ceiling

### BATHROOM



Having double glazed windows to rear and side elevations, shaped bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, ceiling light point and heated chrome towel rail

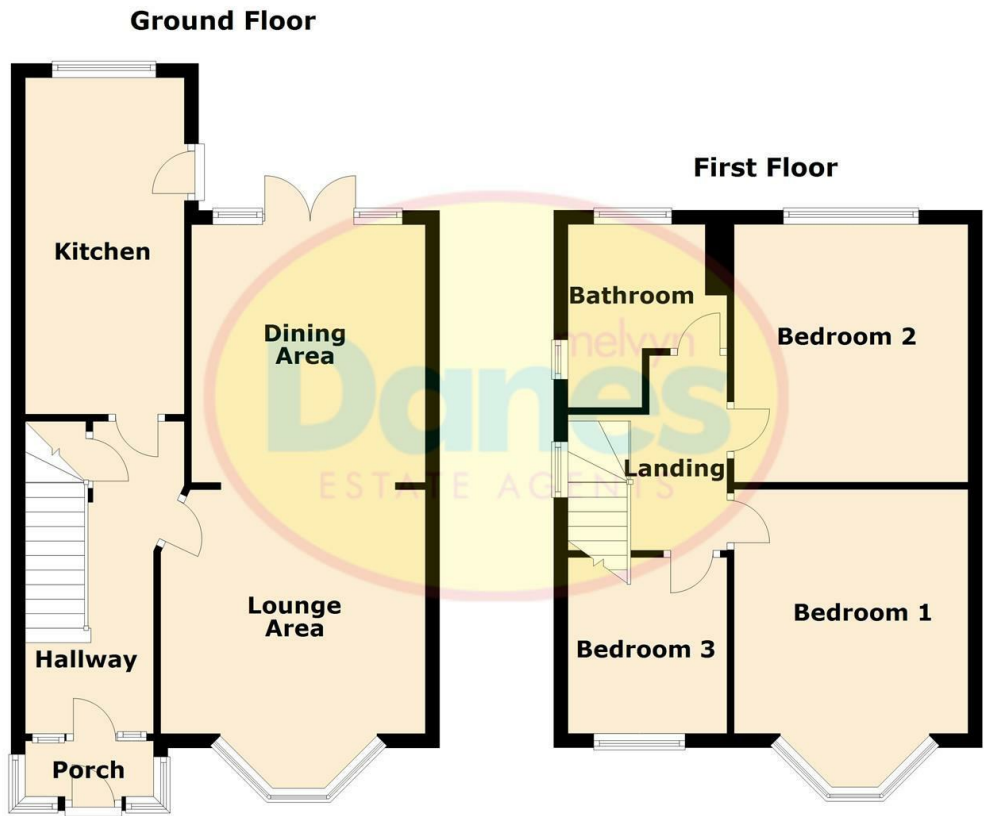
### REAR GARDEN



Having decked patio area, the rest laid mainly to lawn with further paved area, timber shed and gated access providing access back to the front of the property

FLOOR PLAN

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.



TENURE: We are advised that the property is Freehold

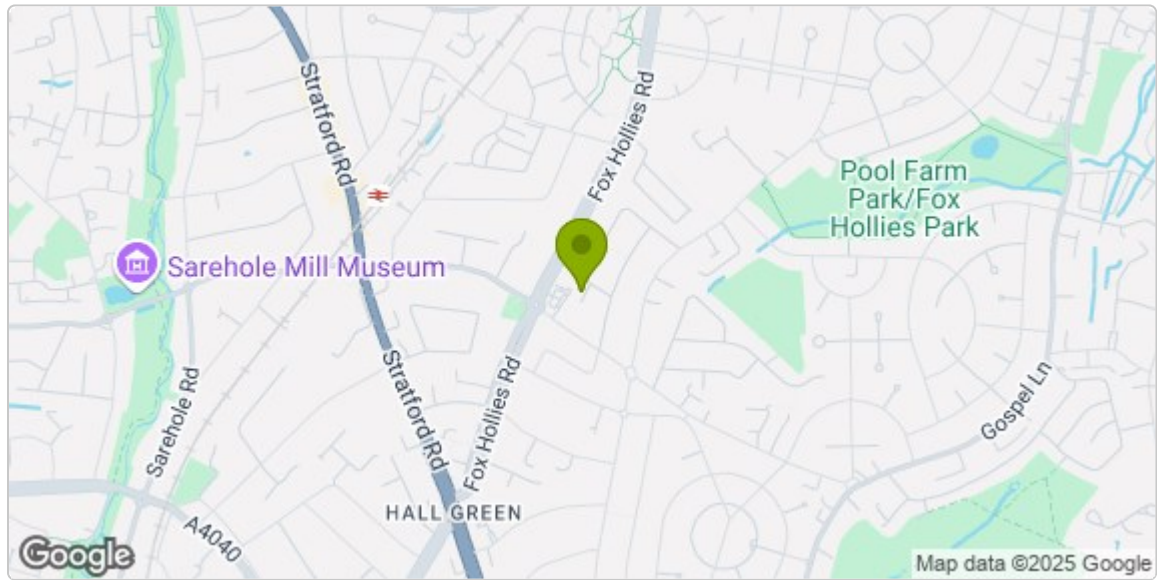
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 24/01/2025. 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 dependant on the provider(data taken from checker.ofcom.org.uk on 24/01/2025). 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.

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Full Postal Address:  
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Council Tax Band: C

