



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 hosteries 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

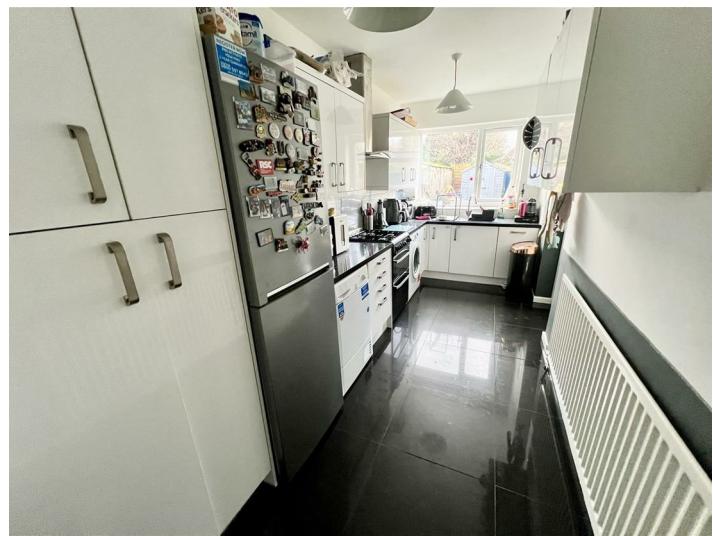
THROUGH LOUNGE DINER

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 cornicing 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 cornicing 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 cornicing 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 cornicing 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

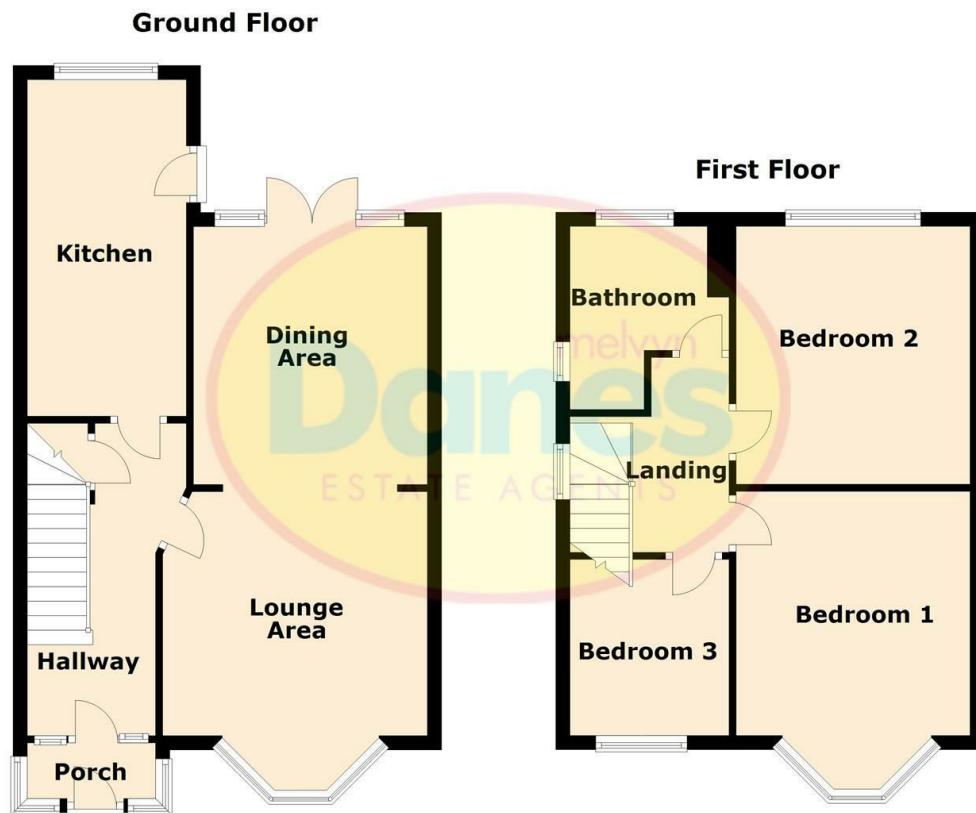
REAR GARDEN



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

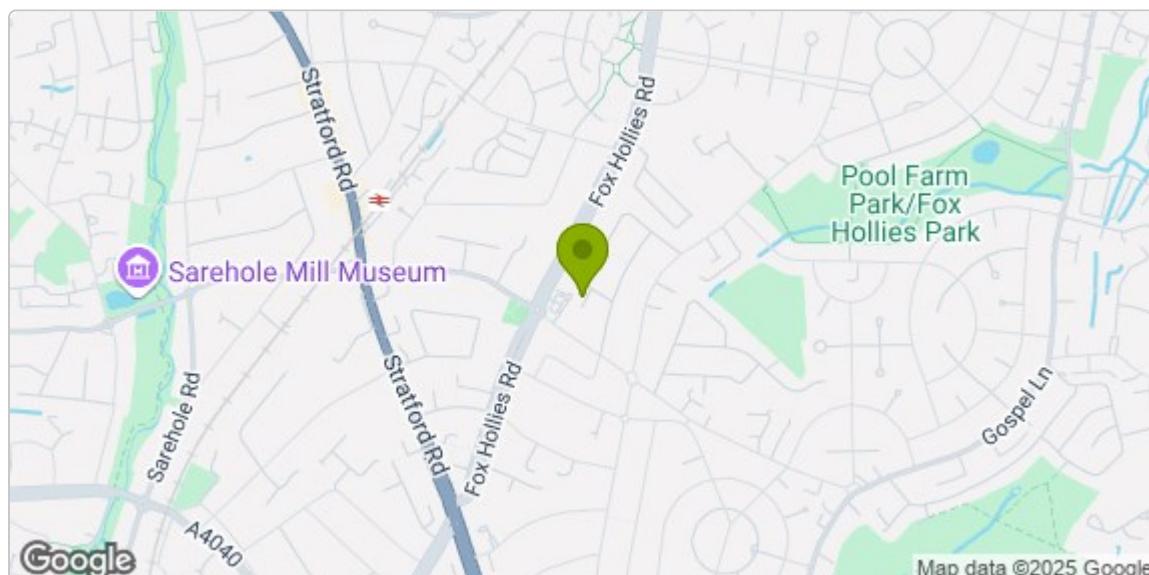
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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 intending purchasers, we may use approved external



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		84	51
EU Directive 2002/91/EC			