



**melvyn**  
**Danes**  
ESTATE AGENTS

**Tixall Road**

**Hall Green**

**Offers Around £335,000**



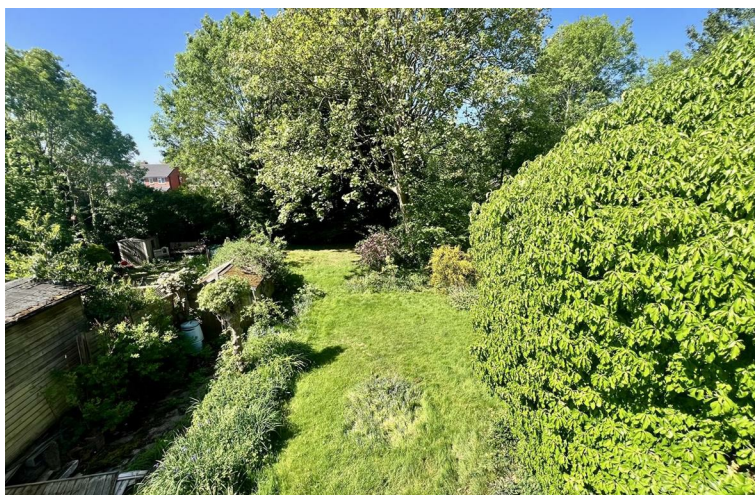
## Description

This link detached property is ideally situated in the leafy suburb of Hall Green. 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 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 link detached property in need of modernisation that has the scope to be a fantastic family home. To the ground floor there is porch, reception hallway, lounge, dining room and kitchen. The first floor has three bedrooms, family bathroom and separate wc. The property has good size rear garden and has an abundance of mature plants, shrubs and trees.





**PORCH**

**HALLWAY**

**DINING ROOM**

14'6" into bay x 10'5" (4.42m into bay x 3.18m)

**LOUNGE**

12'0" x 13'1" (3.66m x 3.99m)

**KITCHEN**

8'11" x 6'10" (2.72m x 2.08m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

14'11" into bay x 10'7" (4.55m into bay x 3.23m)

**BEDROOM TWO**

12'1" x 11'8" max (3.68m x 3.56m max)

**BEDROOM THREE**

7'0" x 5'11" (2.13m x 1.80m)

**BATHROOM**

**SEPARATE WC**

**REAR GARDEN**

**GARAGE**

24'4" x 8'10" (7.42m x 2.69m)





TENURE: We are advised that the property is Freehold.

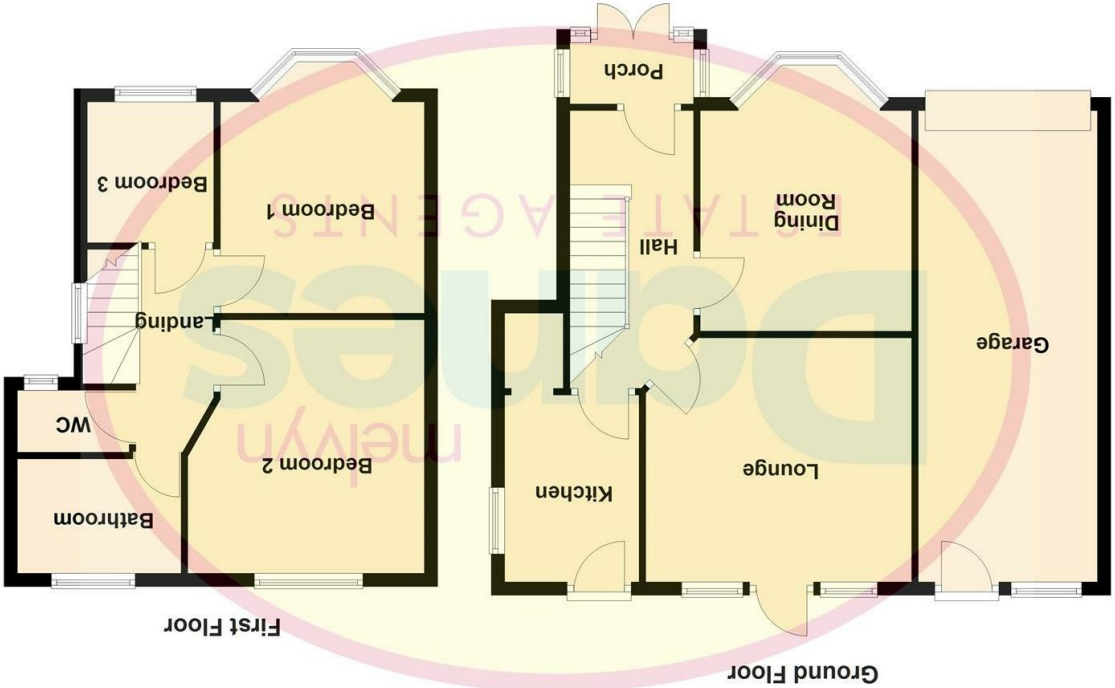
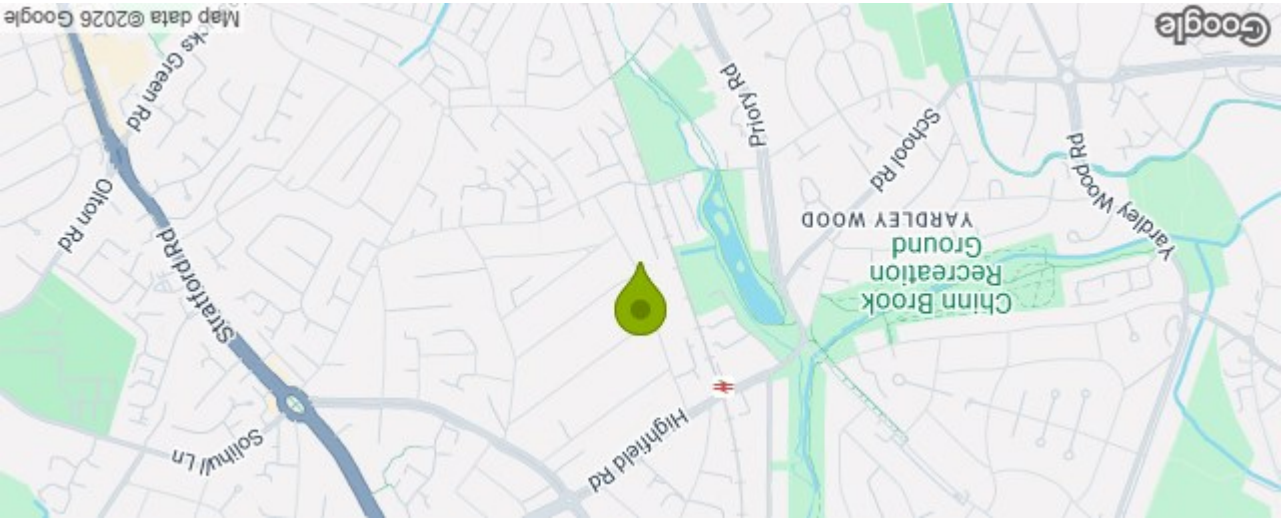
BROADBAND: We understand that the standard broadband download speed at the property is around 5 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 13/05/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to/ has limited current mobile coverage (data taken from checker.ofcom.org.uk on 13/05/2025). 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 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 the sale.



87 Tixall Road Hall Green Birmingham B28 0RR  
Council Tax Band: E

Energy Efficiency Rating		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
EU Directive 2002/91/EC		
England & Wales		
Current		
Potential		
79		
3		

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.