



Stanley Close, Hall Green

Offers Around £115,000

- GROUND FLOOR APARTMENT
- HALLWAY
- LOUNGE DINER
- BATHROOM
- CONVENIENT LOCATION
- SECURE COMMUNAL ENTRANCE
- KITCHEN
- DOUBLE BEDROOM
- GARAGE EN BLOC
- NO UPWARD CHAIN

A very well presented ground floor apartment in this most convenient location close to Robin Hood island in Hall Green close to a wealth of local facilities and amenities.

Local shopping facilities can be found at 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 hostelrys 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 a railway station leading from Stratford Road.

Well regarded local schooling is close by and can be confirmed through Birmingham Councils Local Education Authority.

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 secure communal entrance leads to

HALLWAY

Having ceiling light point, wall mounted electric heater, laminate flooring and doors off to the kitchen, double bedroom, bathroom and

LOUNGE DINER

17'6" max x 10'2" (5.33m max x 3.10m)



Having double glazed French doors to communal garden, ceiling light point, wall mounted electric heater, coved cornicing to ceiling and laminate flooring

BREAKFAST KITCHEN **10'7" x 10'3" (3.23m x 3.12m)**



Having double glazed window to front aspect, a fitted kitchen with a range of base and display units with roll top work surface incorporating stainless steel sink and drainer with mixer tap over, four ring electric hob, electric oven, space for fridge freezer, space and plumbing for washing machine, ceiling light point and wall mounted electric heater

BEDROOM **13'0" x 10'5" (3.96m x 3.18m)**



Having double glazed window to rear aspect, ceiling light point, wall mounted electric heater, laminate flooring and coved cornicing to ceiling

BATHROOM



Having double glazed window to front aspect, panel bath, shower cubicle with electric shower, vanity unit with wash hand basin, low level wc, ceiling light point, electric heated towel rail and coved cornicing to ceiling

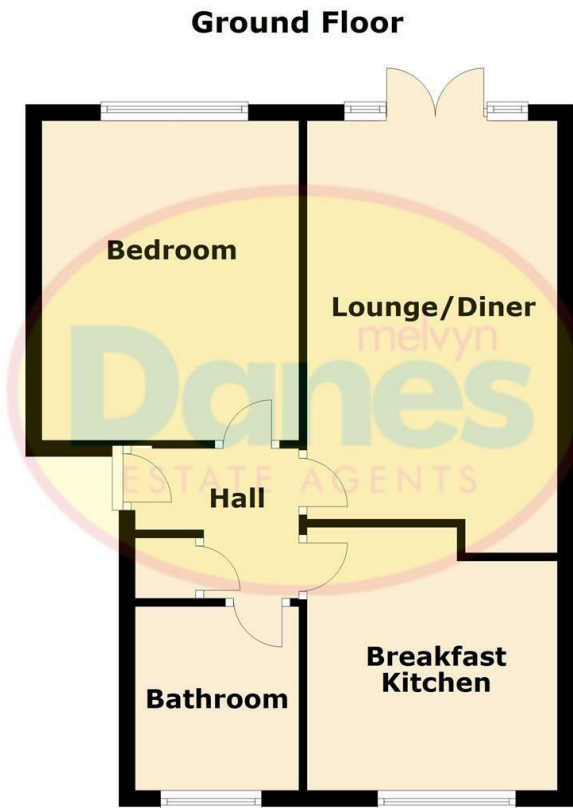
GARAGE EN BLOC



Single garage en bloc with up and over door

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 Leasehold with approx 85 years remaining on the lease and the service charge is approx £136 per month.

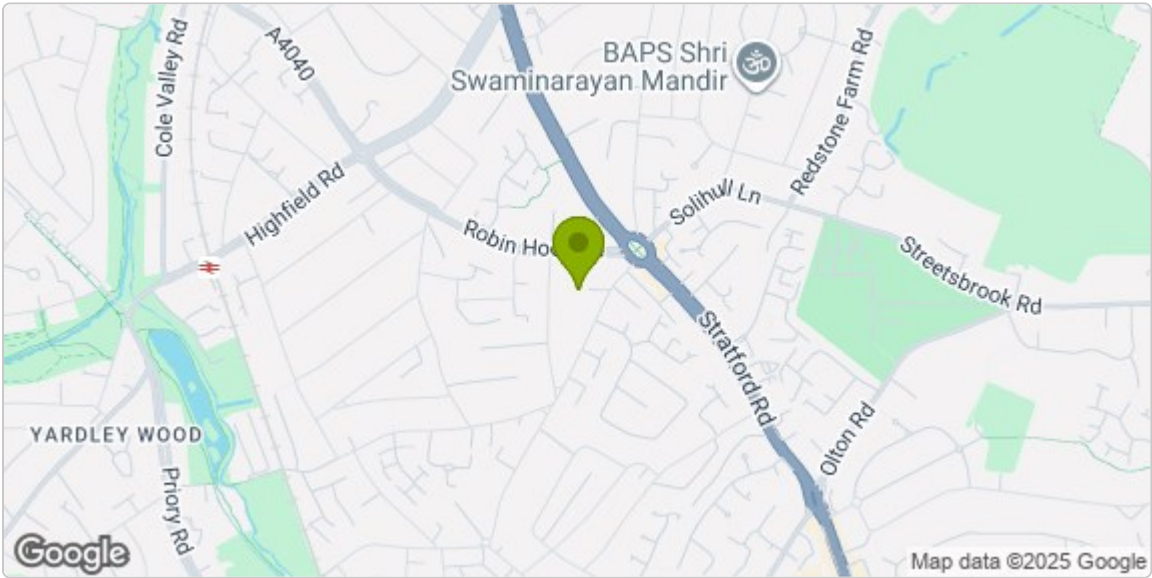
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 14/01/2025. 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 provider (data taken from checker.ofcom.org.uk on 14/01/2025). 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



Full Postal Address:
10 Stanley Close Hall Green
Birmingham B28 0PS

Council Tax Band: A

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		
		73
	43	
England & Wales		EU Directive 2002/91/EC