



# Highfield Road, Hall Green

## Offers Around £155,000

- SPACIOUS GF APARTMENT
- RECEPTION HALLWAY
- MODERN KITCHEN
- BATHROOM
- COMMUNAL GARDEN
- DIRECT ACCESS TO GARDEN
- LOUNGE DINING ROOM
- DOUBLE BEDROOM
- ALLOCATED PARKING
- VIEWING ESSENTIAL

Highfield Road leads from the main Stratford Road to Robin Hood Lane offering a convenient location for local transport and amenities.

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 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 both Hall Green Railway Station on the Stratford Road and Yardley Wood Railway Station on Highfield Road which is within walking distance.

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 Leisure Park and on to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An excellent location therefore for this purpose built ground floor apartment which forms part of the small development, built to an excellent standard to include quality fittings throughout. The block is set back from the road behind a front parking area where the property has a labelled allocated parking space. A double glazed door opens to the

### **COMMUNAL ENTRANCE**

Having secure post boxes and door opening to the

### **RECEPTION HALLWAY**

Having central heating radiator, recessed ceiling spotlights and doors radiating off to lounge//diner, bedroom, bathroom and storage/airing cupboard

### **LOUNGE DINER**

**18'8" x 12'3" (5.69m x 3.73m)**

Having four wall light points, central heating radiator, feature fireplace with inset electric fire, coved cornicing to the ceiling, UPVC double glazed French style doors opening to the communal garden and open access to the

### **MODERN KITCHEN**

**8'0" x 7'6" (2.44m x 2.29m)**

Having recessed ceiling spotlights, ceramic tiled flooring and being fitted with a range of modern high gloss fronted wall and base mounted storage units with roll edge contrasting work surfaces over incorporating 1½ bowl sink and drainer with mixer tap, integrated electric oven with gas hob and extractor canopy over, integrated fridge, freezer and washing machine

### **DOUBLE BEDROOM**

**15'1" x 8'8" (4.60m x 2.64m)**

Having four wall light points, central heating radiator, coved cornicing to the ceiling and UPVC double glazed window to the rear

### **BATHROOM**

Having ceramic tiled flooring, recessed ceiling spotlights,

central heating radiator, panelled bath with mixer shower over and glazed screen, pedestal wash hand basin and low level WC

## **OUTSIDE**

### **REAR GARDEN**



From the French doors in the lounge you access a paved patio area with steps up to a fenced lawn beyond being for the use of all residents

### **ALLOCATED PARKING SPACE**

Located at the front of the property

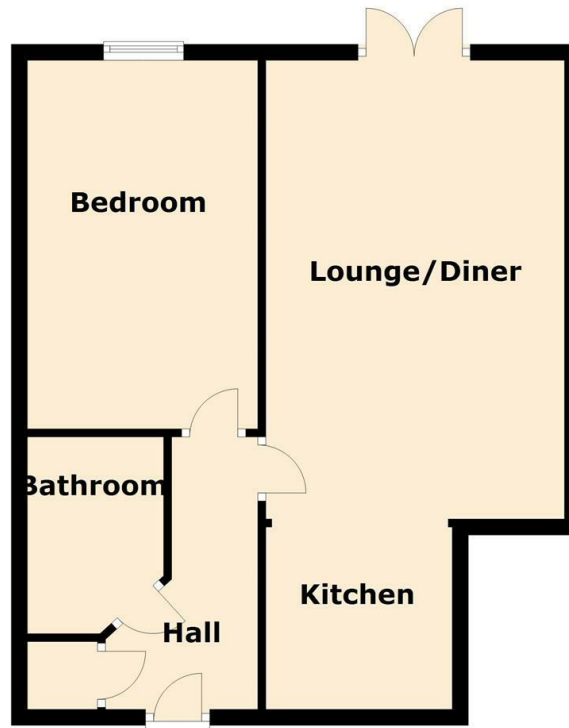




## FLOOR PLAN

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.

### Ground Floor



#### LOCATION

From the Shirley office proceed along the A34 Stratford Road towards the Robin Hood Island proceed straight over and take the second turning on the left into Highfield Road where the property can be found on the right hand side as identified by our for sale board.

#### TENURE

We are advised that the property is Leasehold but as yet we have not been able to verify this. The vendor advises that there is a service charge payable of £1000 per annum and annual ground rent of £200 but we have not been able to verify this information.

#### VIEWING

By appointment only please with the Shirley office on 0121 744 2801.

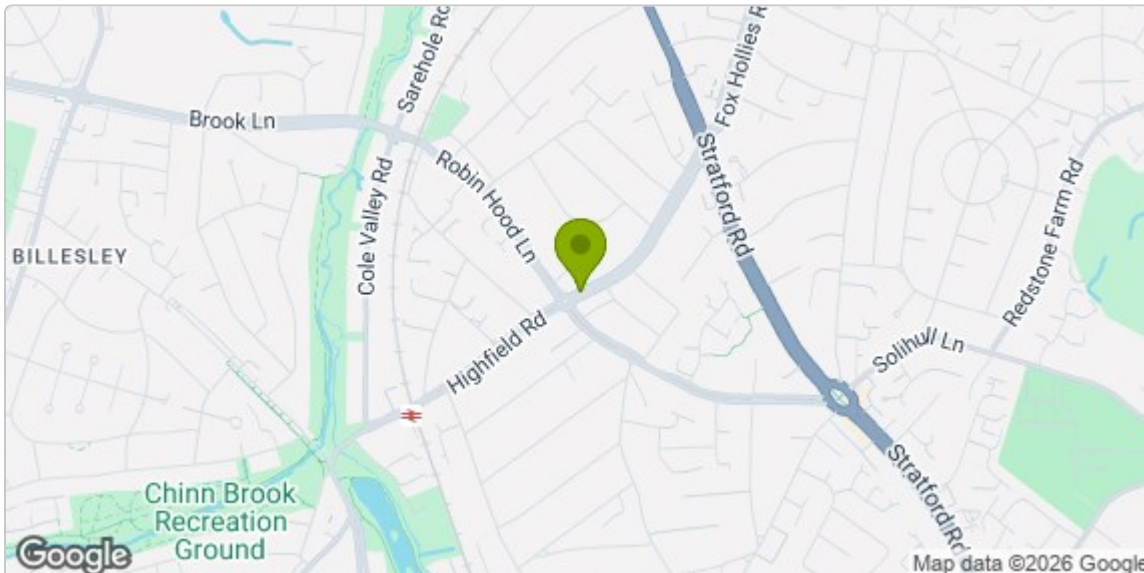
#### COUNCIL TAX - Band B

#### THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Full Postal Address:**  
183 Highfield Road Hall Green  
Birmingham B28 0HS

**Council Tax Band: B**

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 78                      | 79        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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