

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, grey, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, grey, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A photograph of a two-story semi-detached house with a cream-colored facade and a brown tiled roof. The house features large, multi-paned wooden-framed windows on both floors. A central entrance has a glass door and a small red awning. A red car is parked on the left, and a silver and a green car are parked on the right. The driveway is paved with cobblestones. The sky is clear and blue.

Highfield Road

Hall Green

Offers In Excess Of £125,000

Description

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 first 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.



Accommodation

SECURE COMMUNAL ENTRANCE

RECEPTION HALLWAY

LOUNGE DINER

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

MODERN KITCHEN

7'9" x 7'8" (2.36m x 2.34m)

DOUBLE BEDROOM

15'0" x 8'8" (4.57m x 2.64m)

BATHROOM

OUTSIDE

REAR GARDEN

ALLOCATED PARKING SPACE



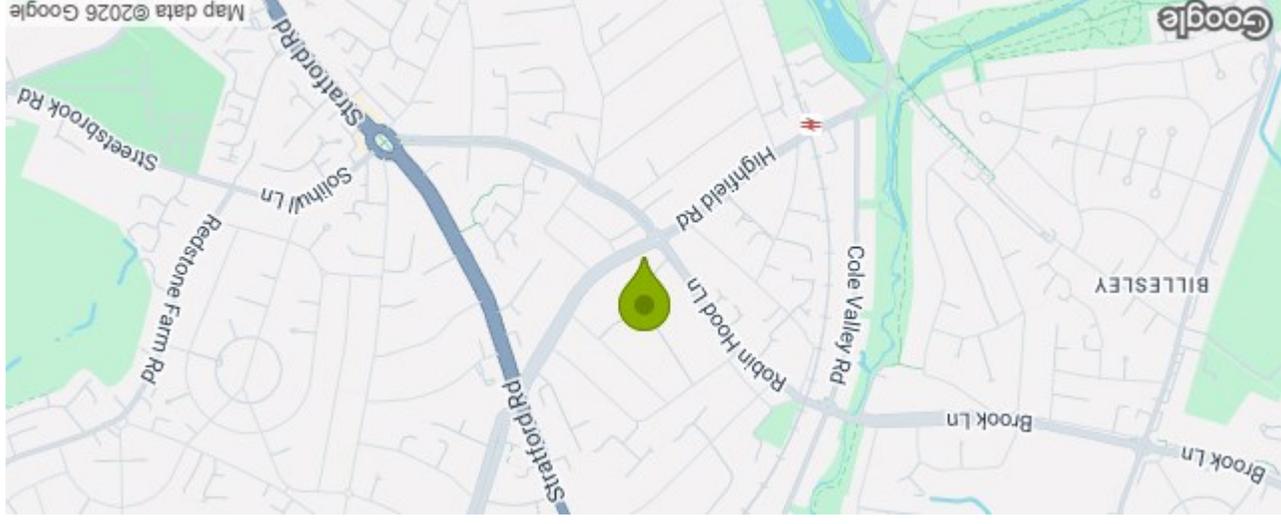
TENURE: We are advised that the property is Leasehold with approximately 145 years remaining. We have been advised that the ground rent and service charge combined are approximately £1,702 per annum.

BROADBAND: We understand that the standard broadband download speed at the property is around 9 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 66 Mbps. Data taken from checker.ofcom.org.uk on 13/01/2026. 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 13/01/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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 vendors and 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.



**177 Highfield Road Hall Green Birmingham B28 0HS
Council Tax Band: B**

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



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.