



## Chilcote Close, Hall Green

**Offers Around £240,000**

- **DRIVEWAY**
- **LOUNGE**
- **KITCHEN**
- **TWO BEDROOMS**
- **BATHROOM**
- **HALLWAY**
- **DINING ROOM**
- **GARDEN ROOM**
- **STUDY AREA**
- **NO UPWARD CHAIN**

This well maintained semi detached family home is located in this small cul-de-sac of Scribers Lane in this popular and convenient location.

The property is ideally placed to take advantage of local shopping facilities which can be found at both Robin Hood Island and Hall Green Parade, and a short drive along the Stratford Road will bring to you into nearby Shirley which 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.

Sitting back from the road behind a block paved front driveway. A wooden single glazed door opens to the

## HALLWAY

Having double glazed window to side aspect, ceiling light point, central heating radiator, storage cupboard, laminate flooring, stairs rising to first floor landing and door to

## KITCHEN

**13'2" max x 8'3" (4.01m max x 2.51m)**



Having double glazed window to rear aspect, a range of wall and base units with roll top worksurface over incorporating stainless steel sink and drainer with mixer tap over, four ring gas hob, electric oven, ceiling light point, laminate flooring and doors to under stair storage cupboard and side storage

## LOUNGE

**12'11" x 11'6" (3.94m x 3.51m)**



Having double glazed window to front aspect, ceiling light point, central heating radiator, coal effect gas fire, coved cornicing to ceiling and door leading to

## DINING ROOM

**8'7" x 9'0" (2.62m x 2.74m)**

Having ceiling light point, central heating radiator, coved cornicing to ceiling and sliding double glazed door to

## GARDEN ROOM

**8'1" x 17'7" (2.46m x 5.36m)**



Having single glazed windows and door to rear garden, two ceiling light points and central heating radiator

## STORAGE

Having single glazed door to front driveway, single glazed window to side aspect, ceiling light point, wall mounted gas central heating boiler and laminate flooring. We have been advised that there was previously a wc and that there is plumbing there still should that be something that the new buyer could put back in

## FIRST FLOOR LANDING

Having double glazed window to side elevation, loft access, ceiling light point, doors to storage cupboard, bedroom and bathroom and opening to study

**BEDROOM ONE**  
**11'4" x 9'4" (3.45m x 2.84m)**



Having double glazed window to rear elevation, ceiling light point and central heating radiator

**BEDROOM TWO**  
**9'9" x 10'5" (2.97m x 3.18m)**



Having double glazed window to front elevation, ceiling light point and central heating radiator

**STUDY AREA**

Having double glazed window to front elevation and central heating radiator. This was formerly part of the front bedroom but was sectioned off with a stud wall.

**BATHROOM**



Having double glazed windows to rear and side elevation, panel bath with electric shower over, vanity unit with wash hand basin and low level wc, ceiling light point and chrome heated towel rail

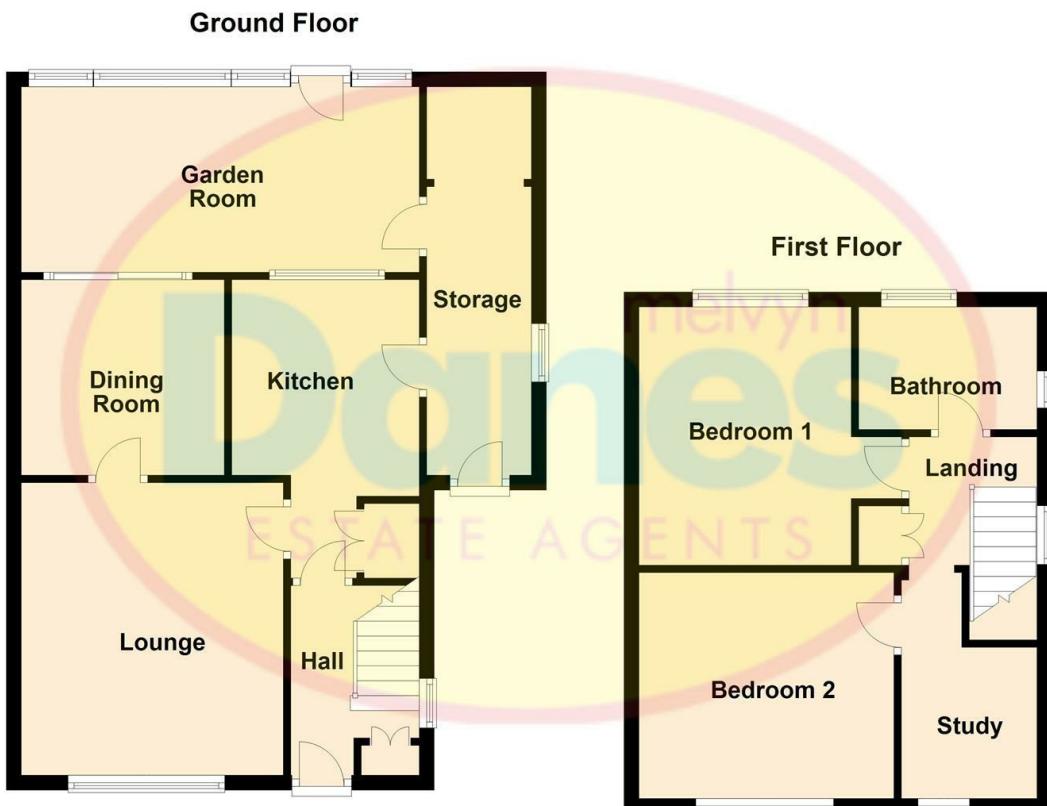
**REAR GARDEN**



Having decked area with the rest laid mainly to lawn and having a timber shed

## 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.



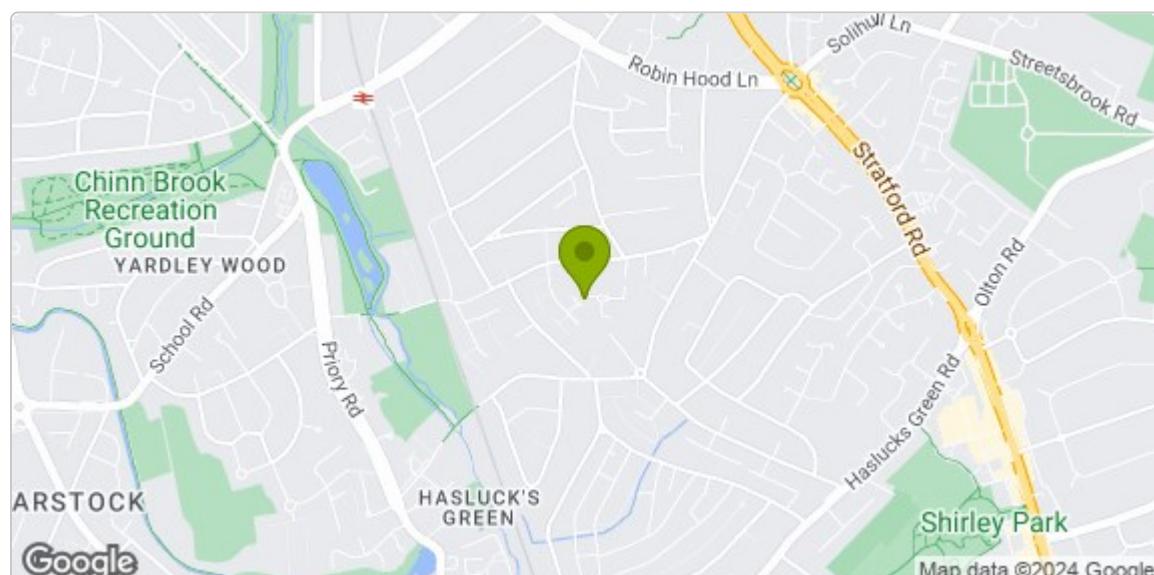
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** B

**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:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
33 Chilcote Close Hall Green  
Birmingham B28 0PB

**Council Tax Band:** B

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		82	49
EU Directive 2002/91/EC			