



## Blackburne Road, Hall Green

**Offers Around £312,500**

- **DRIVEWAY**
- **HALLWAY**
- **LOUNGE**
- **THREE BEDROOMS**
- **REAR GARDEN**
- **PORCH**
- **KITCHEN DINER**
- **DOWNSTAIRS WC**
- **FAMILY BATHROOM**
- **NO UPWARD CHAIN**

Blackburne Road is conveniently located off Highfield Road, well placed to take advantage of all the amenities of Hall Green and Shirley. We are advised that the property is situated within the catchment area of Hall Green School, and for infant and junior children there is Chilcote Junior and Infant School in Chilcote Close or Hall Green Junior and Infant School on the Stratford Road, although education facilities are 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 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 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 traditional semi detached property which is set back from the road behind a tarmacadam driveway leading to double glazed door into

#### **PORCH**

Having entrance door leading to

#### **HALLWAY**

Having ceiling light point, central heating radiator, stairs rising to first floor landing and doors off to the lounge, guest wc and

#### **KITCHEN DINER**

**10'0" x 17'7" (3.05m x 5.36m)**



Having double glazed window to rear aspect, fitted kitchen with a range of wall and base units with roll top work surface over incorporating sink and drainer with mixer tap over, space for cooker, tumble dryer, and fridge freezer and space and plumbing for dishwasher and washing machine, two ceiling

light points, double glazed French doors to rear garden and opening to

#### **LOUNGE**

**18'7 into bay x 10'10" (5.66m into bay x 3.30m)**



Having double glazed bay window to front aspect, ceiling light point, central heating radiator and coved cornicing to ceiling

#### **GUEST WC**

Having ceiling light point, central heating radiator and low level wc

#### **FIRST FLOOR LANDING**

Having double glazed window to side elevation, ceiling light point and doors off to the three bedrooms and family bathroom

#### **BEDROOM ONE**

**14'10" into bay x 10'6" (4.52m into bay x 3.20m)**



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

## **BEDROOM TWO 13'9" x 10'11" (4.19m x 3.33m)**



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

## **BEDROOM THREE 8'4" x 6'9" (2.54m x 2.06m)**



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

## **BATHROOM**



Having double glazed window to side elevation, panel bath

with electric shower over, pedestal wash hand basin, low level wc, loft access, ceiling light point and central heating radiator

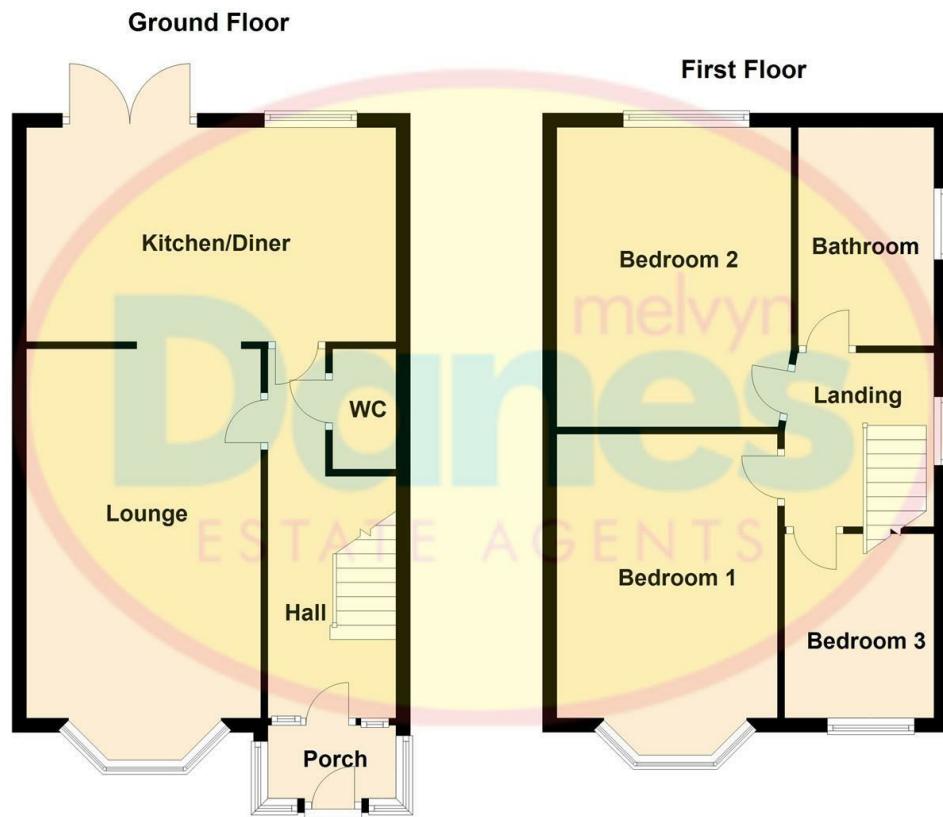
## **REAR GARDEN**



Having paved patio with the rest laid mainly to lawn with paved path and gate providing access to 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.



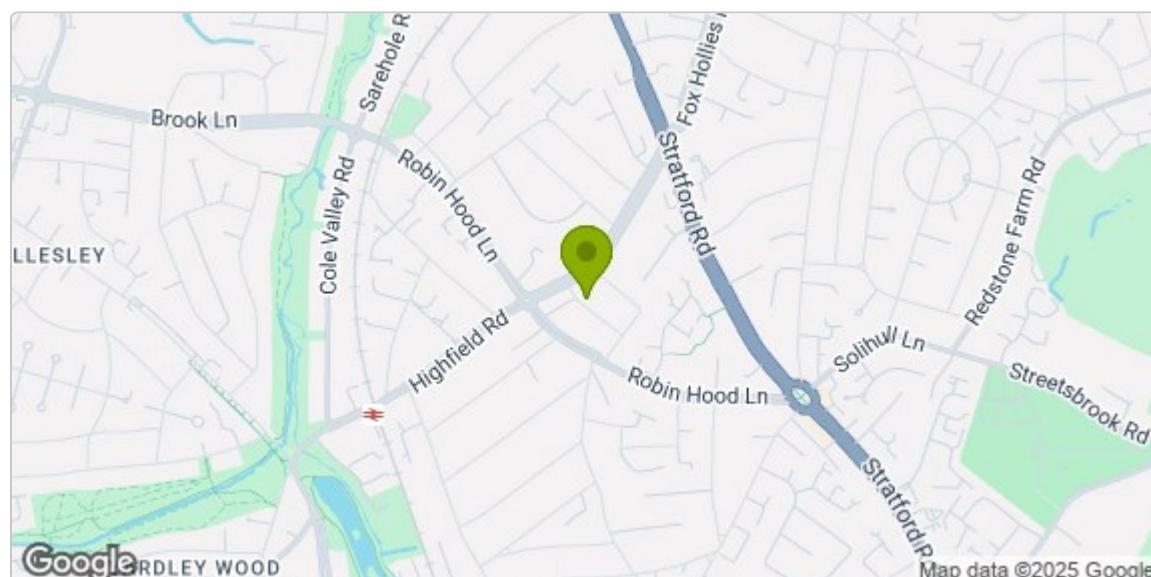
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** C

**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:**  
6 Blackburne Road Hall Green  
Birmingham B28 0JD

**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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