

Priory Road

Hall Green

40% Shared Ownership £67,600

Description

This well presented first floor floor apartment offers 40% ownership ideal for a first time buyer situated in this most convenient location.

There are local shops long Priory Road easy access to Shirley or Yardley Wood train stations offering commuter services to the City of Birmingham and Stratford upon Avon. There are further local shops on Haslucks Green Road, and continuing into the town centre of Shirley on the main A34 Stratford Road one will find an excellent array of shops, together with a thriving business community which extends south to the Cranmore, Widney, Monkspath and Solihull Business Parks and the Blythe Valley Business Park, whih sits on the junction of the M42 motorway and is some four miles from the property. The motorway forms the hub of the national motorway network and a short journey down it will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Frequent bus services operate along Priory Road giving access to Solihull, Shirley, Maypole, Birmingham and its outlying suburbs, and there are good local infant, junior and secondary schools close by although all education facilities are subject to confirmation from the Education Department.

An excellent location therefore, for this well presented maisonette. Internally the property has a nice size dual aspect lounge diner, kitchen, two double bedrooms and bathroom. Externally there is an allocated parking space, communal garden and an outside store. There are light tunnels in the hallway and in the bathroom helping to provide natural light throughout the maisonette. The property can be purchased as 40% shared ownership as advertised or can be 100% at £169,000 and is offered with no upward chain.













Accommodation

ENTRANCE HALLWAY

HALLWAY

DUAL ASPECT LOUNGE DINER

KITCHEN

BEDROOM ONE

BEDROOM TWO

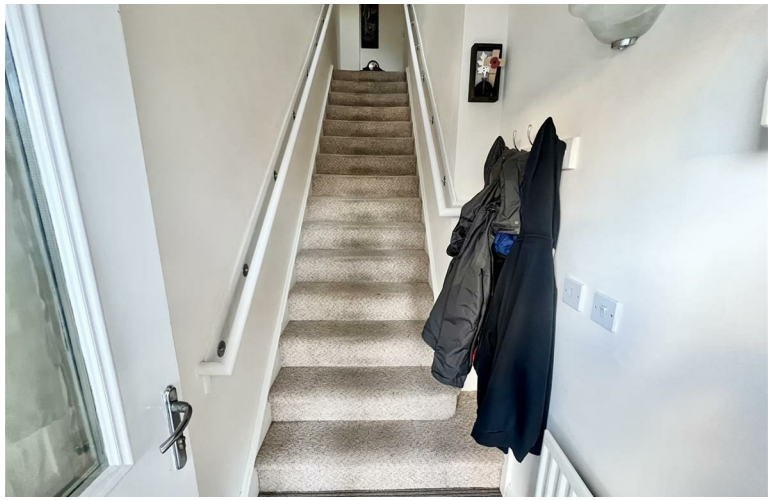
BATHROOM

COMMUNAL GARDEN

OUTSIDE STORAGE CUPBOARD

ALLOCATED PARKING SPACE











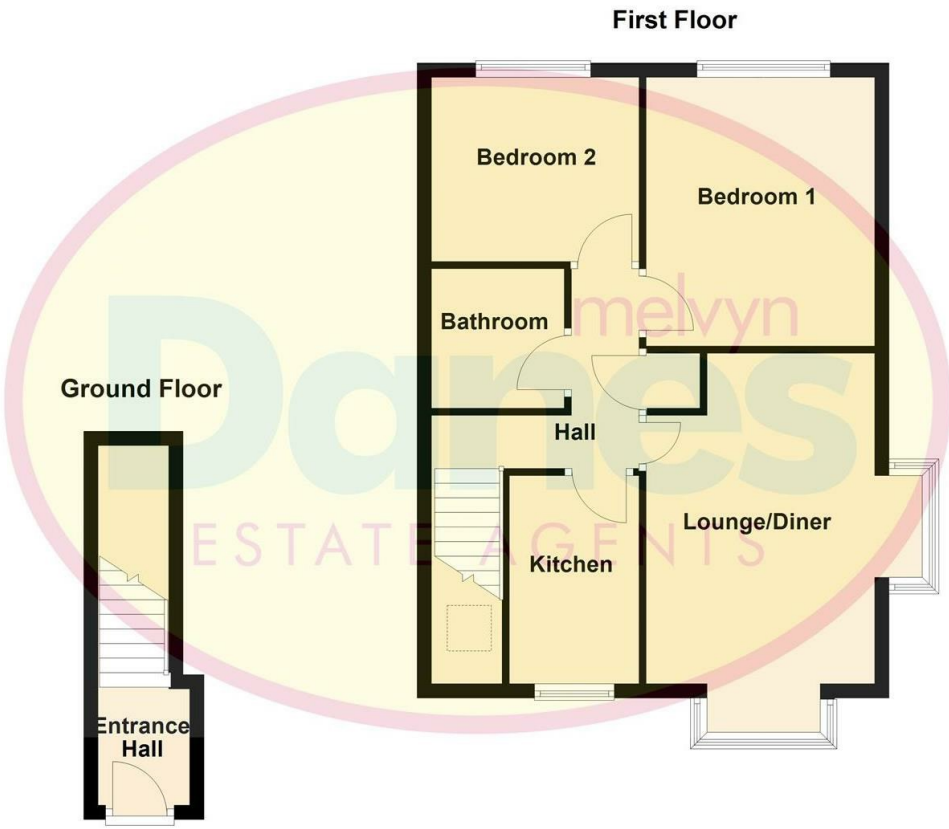
TENURE: We are advised that the property is Leasehold with approx 169 years remaining (currently 79 years but will be extended on completion). There is a total monthly charge of £390.74 payable to Citizen Housing, the breakdown of that is £318.40 for rent and £72.34 service charge. If the buyer wishes to staircase from the 40% share to 100% owned there is a non refundable fee paid to Citizen Housing.

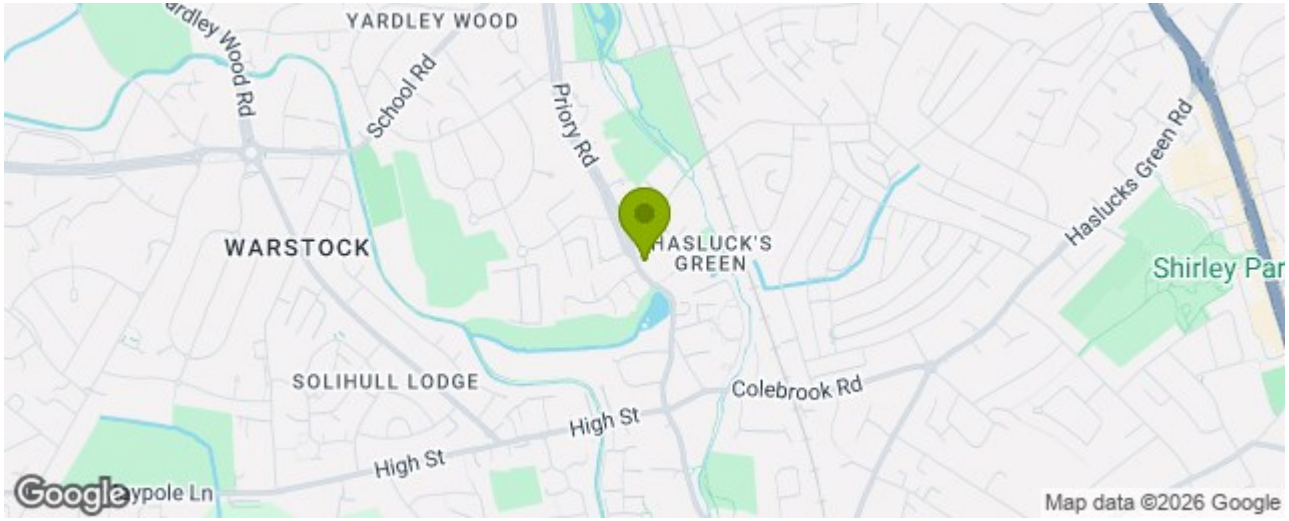
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. 17/03/2026 we understand that the standard broadband download speed at the property is around 19 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

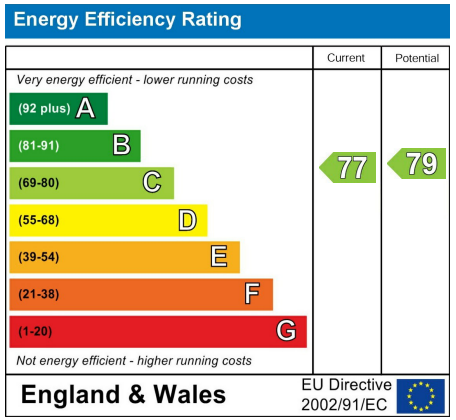
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





260B Priory Road Hall Green Birmingham B28 0SR
Council Tax Band: B



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.

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk melvyndanes.co.uk