



melvyn
Danes
ESTATE AGENTS

Pembroke Croft
Hall Green
Offers Around £425,000

Description

This larger style traditional 1930's semi detached property is ideally situated off the main Stratford Road, which is just a short walk away from Robin Hood Island with its popular parade of shops.

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 nearby Robin Hood Island 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 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.

An extended, well proportioned four bedroom semi-detached family home in a cul de sac position that has a great size rear garden and has the benefit of being offered with no upward chain.



Accommodation

PORCH

HALLWAY

DINING ROOM

15'10" into bay x 11'5" (4.83m into bay x 3.48m)

LOUNGE

16'10" into bay x 11'5" (5.13m into bay x 3.48m)

KITCHEN

9'10" x 14'9" (3.00m x 4.50m)

UTILITY SPACE

GUEST CLOAKS

FIRST FLOOR LANDING

BEDROOM ONE

17'1" into bay x 11'5" (5.21m into bay x 3.48m)

BEDROOM TWO

16'4" into bay x 11'5" (4.98m into bay x 3.48m)

BEDROOM THREE

12'11" x 10'2" (3.94m x 3.10m)

BEDROOM FOUR

10'0" x 14'9" (3.05m x 4.50m)
(width into storage with restricted head height)

BATHROOM

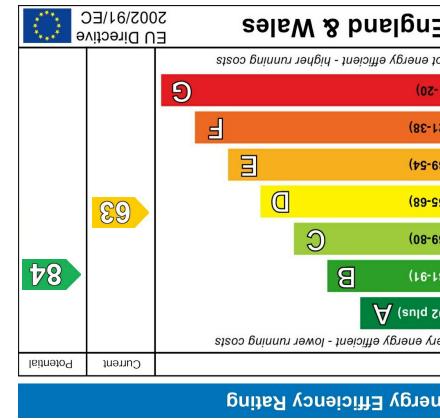
ADDITIONAL SHOWER

GARAGE

16'8" x 10'3" (5.08m x 3.12m)



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 no formal part of any contract.



9 Pembroke Croft Hall Green Birmingham B28 9EY



MONY 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 incoming purchases, 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 the sale.

CONSUMER PROTECTION FORM UNFAIR TRADING REGULATIONS 2008: These particular rules are for general guidance only and are based on information supplied 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 buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the equipment, fixtures, fittings or services mentioned and do not by these particulars or otherwise verify that they shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, fixtures, fittings or services, and do not guarantee them to be in working order. Particulars of the property are given in good faith, but they are not guaranteed and will not be liable for any inaccuracies.

VIEWING: By appointment only with the office on the number below.
particular circumstances, precise location and network outages.

please note that actual services available may be different depending on the
checkbox.com.au on 03/04/2025].

Mobile: we understand that the property is very (or) has mobile phone module coverage (area taken from
checkbox.com.au on 03/04/2025).

BROADBAND: We understand that the standard broadband speed at the property is around 14 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 1800 Mbps. Data taken from checker.ofcom.org.uk on 23/04/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is Freehold.

