



melvyn
Danes
ESTATE AGENTS

Rowney Croft
Hall Green
Offers Around £310,000

Description

Rowney Croft is a small cul-de-sac conveniently situated for the amenities of both Hall Green and nearby Shirley. There are parades of local shops on both Baldwins Lane and on nearby Haslucks Green Road.

We are advised that there is good schooling in the area for children of all ages include the most sought after Chilcote Junior & Infant School which is located just off Scribes Lane in Chilcote Close. All school catchments are of course 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.

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. Along the M42 at Junction Six, you will find Birmingham International Airport and Railway Station.

The property is a well presented detached family home having accommodation to the ground floor comprising of porch, hallway, a good size lounge, smaller second reception room, kitchen, conservatory, the former garage has been partitioned to give storage at the front and a further storage area to the rear having a guest wc and housing gas central heating boiler. The first floor has three good size bedrooms, large family bathroom and separate wc. Outside has a driveway to the front and a delightful rear garden. This great family home has the benefit of being offered with no upward chain.



PORCH

HALLWAY

RECEPTION ROOM

9'5" x 9'8" (2.87m x 2.95m)

LOUNGE

14'7" x 12'6" (4.45m x 3.81m)

KITCHEN

9'8" x 7'3" (2.95m x 2.21m)

CONSERVATORY

8'1" x 9'8" (2.46m x 2.95m)

WC/STORAGE

FIRST FLOOR LANDING

BEDROOM ONE

9'5" x 12'6" (2.87m x 3.81m)

BEDROOM TWO

11'8" x 9'5" (3.56m x 2.87m)

BEDROOM THREE

8'8" x 7'5" (2.64m x 2.26m)

FAMILY BATHROOM

9'5" x 7'4" (2.87m x 2.24m)

SEPERATE WC

REAR GARDEN

STORE

9'10" x 7'3" (3.00m x 2.21m)



TENURE: We are advised that the property is Freehold

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 1800 Mbps. Data taken from checker.ofcom.org.uk on 22/07/2025. Actual service availability at the property or speeds received may be different.

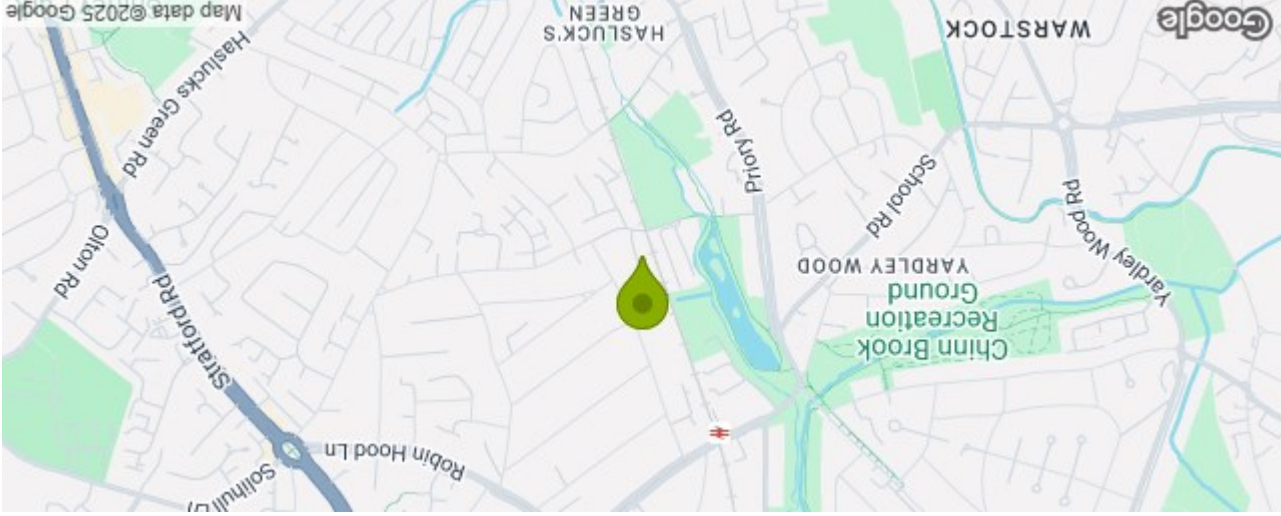
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 22/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

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 a purchase administration fee of £25 inclusive of VAT to cover these checks.

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.



Energy Efficiency Rating		
England & Wales		
Very energy efficient - lower running costs	A (92 plus)	74
	B (81-91)	
Not energy efficient - higher running costs	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
	G (1-20)	
EU Directive 2002/91/EC		61

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.

16 Rowney Croft Hall Green Birmingham B28 0PL
Council Tax Band: D

