



Green Road, Hall Green

Offers Around £359,950

- **PORCH & HALLWAY**
- **DINING ROOM**
- **CONSERVATORY**
- **GROUND FLOOR WC**
- **FAMILY BATHROOM**
- **LOUNGE**
- **EXTENDED KITCHEN**
- **GF BEDROOM/FAMILY ROOM**
- **THREE BEDROOMS**
- **DELIGHTFUL REAR GARDEN**

This traditional semi detached property is ideally situated on the junction of Green Road and Sarehole Road, a popular and convenient location within easy access into Birmingham City Centre via bus, car or Hall Green train station which is just a short distance away.

We are advised that there is good schooling in the area for children of all ages including the highly regarded Hall Green School (catchment area being subject to confirmation from the Education Department).

Local shopping facilities can be found on the Stratford Road, 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 and Bull Ring Shopping Centre offering shopping facilities and evening entertainments.

An excellent location therefore for this traditional semi detached property which occupies a prominent corner plot offering potential for additional extension (subject to planning permissions) and is set back from the road behind a driveway flanked by a lawned foregarden. Double opening UPVC double opening doors lead to the

PORCH ENTRANCE

Having UPVC double glazed windows to the sides and front door with side light release window, opening to the

RECEPTION HALLWAY

Having original strip wood flooring, staircase rising to the first floor accommodation, ceiling light point, central heating radiator and feature oak 1930's style doors radiating off to the dining room, kitchen, ground floor bedroom/family room and understairs cupboard

DINING ROOM

13'5" into bay x 12'3" max (4.09m into bay x 3.73m max)



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator and open access to the

LOUNGE

14'10" into bay x 11'4" max (4.52m into bay x 3.45m max)



Having UPVC double glazed patio style doors to the rear garden, ceiling light point, central heating radiator

GROUND FLOOR BEDROOM/FAMILY ROOM

13'5" max x 10'4" overall (4.09m max x 3.15m overall)

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and door opening to the

GROUND FLOOR WC

Having full height 'Metro' style tiling, ceiling light point, pedestal wash hand basin and low level WC

EXTENDED KITCHEN

16'0" max x 9'5" max (4.88m max x 2.87m max)



Having UPVC double glazed double opening doors to the conservatory, two ceiling light points, base level free standing style kitchen units with inset sink and drainer, space for range style oven, space and plumbing for automatic washing machine and wall mounted combi boiler



CONSERVATORY 9'6" x 8'0" (2.90m x 2.44m)



Having UPVC double glazed door and windows to the rear garden, electric heater and laminate wooden flooring

FIRST FLOOR LANDING

Having large UPVC double glazed window to the side, ceiling light point and feature oak 1930's style doors radiating off to the bedrooms and bathroom



BEDROOM ONE

15'0" into bay x 11'4" (4.57m into bay x 3.45m)
Having UPVC double glazed box bay window to the rear, ceiling light point and central heating radiator

BEDROOM TWO

14'3" into bay x 11'4" max (4.34m into bay x 3.45m max)

Having UPVC double glazed bay window to the front, ceiling light point and central heating radiator

BEDROOM THREE

7'0" x 7'0" (2.13m x 2.13m)

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

FAMILY BATHROOM



Having UPVC double glazed windows to the side and rear, ceiling light point, full height 'Metro' style wall tiling, claw foot bath with telephonic mixer style shower attachment over, pedestal wash hand basin, low level WC, decorative cast iron radiator with heated towel rail surround and drop down loft hatch with ladder

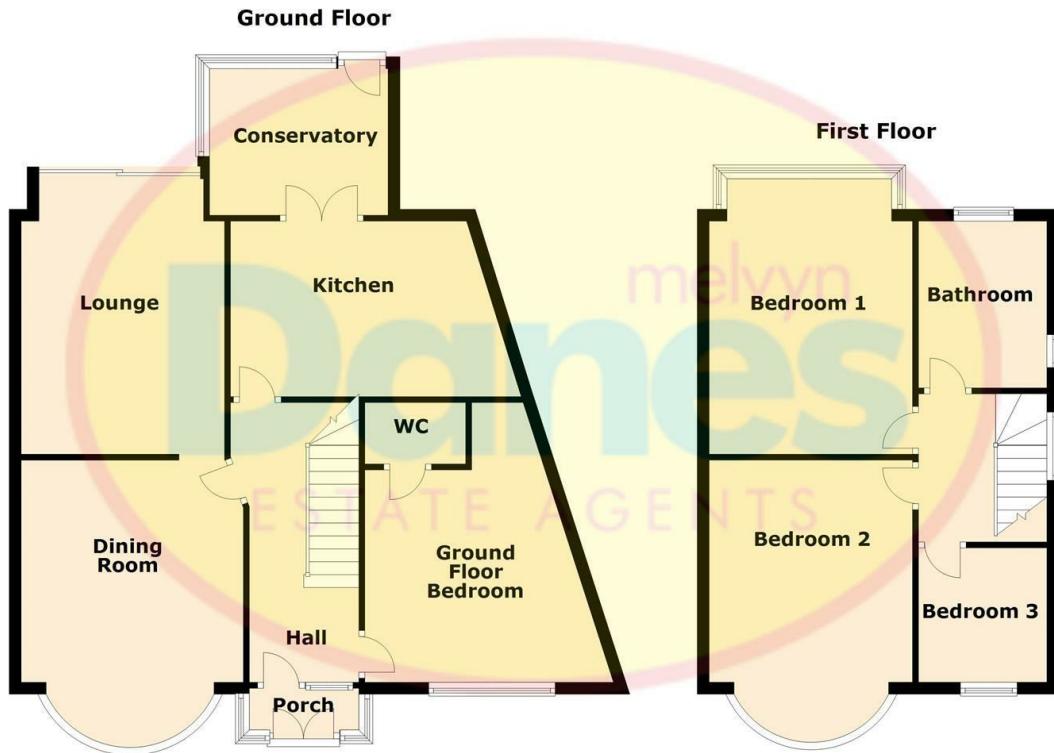
REAR GARDEN



Being tiered and landscaped with areas of artificial grass and gravel seating areas surrounded by well stocked raised borders and enjoying a private sylvanian aspect to the rear all surrounded by defined and enclosed borders

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.



COUNCIL TAX BAND: D

TENURE

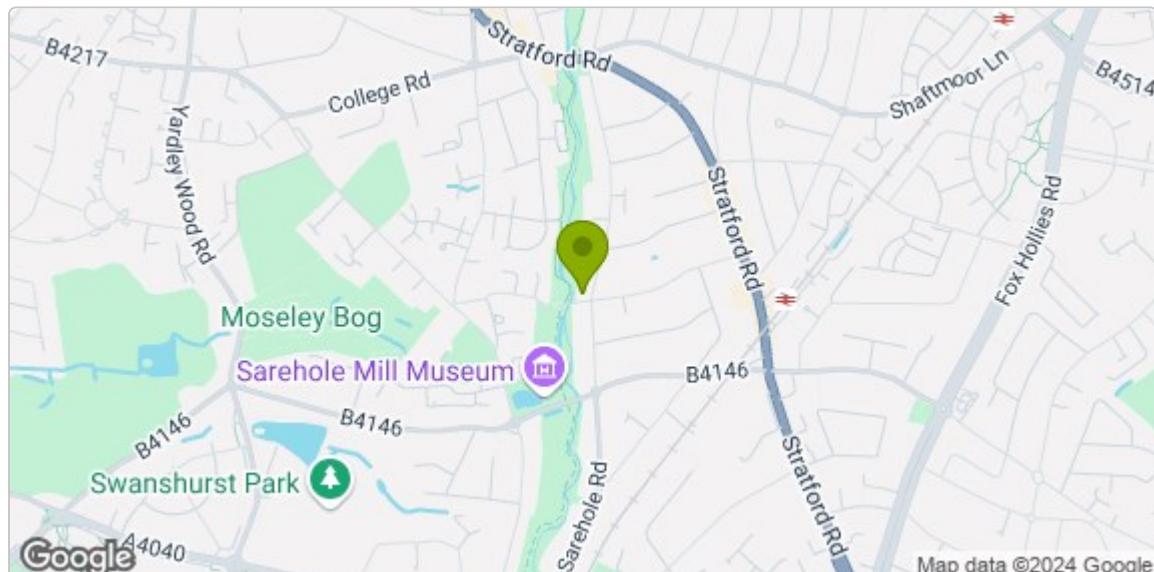
We are advised that the property is Freehold but as yet we have not been able to verify this.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:
89 Green Road Hall Green
Birmingham B28 8DB

Council Tax Band: C

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			
EU Directive 2002/91/EC			

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyn danes.co.uk www.melvyn danes.co.uk