



Chinn Brook Road, Billesley

Offers Around £225,000

- DRIVEWAY
- HALLWAY
- KITCHEN DINER
- THREE BEDROOMS
- REAR GARDEN
- PORCH
- LOUNGE
- CONSERVATORY
- BATHROOM
- CONVENIENT LOCATION

Chinn Brook Road is a popular road located in a most convenient location.

We are advised that there is good schooling in the area for children of all ages, with catchment areas being subject to confirmation from the Education Department. Nearby in Trittiford Road is the very popular Our Lady of Lourdes Roman Catholic Junior and Infant School, together with Bishop Challinor Roman Catholic Secondary School in Kings Heath itself.

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 and Leisure 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.

A convenient location therefore for this terraced property which is set back from the road behind a front driveway. The driveway extends to the

PORCH

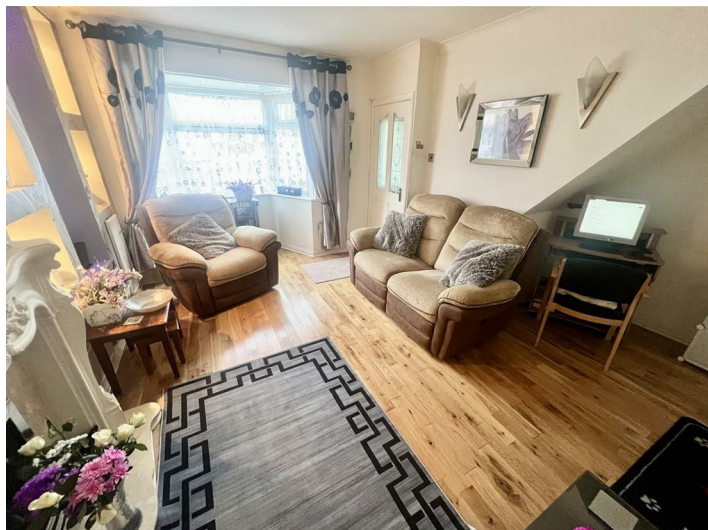
Having entrance door leading to

HALLWAY

Having ceiling light point, central heating radiator, coved cornicing to ceiling, stairs rising to first floor landing and door leading to

LOUNGE

17'0" into bay x 15'4" max (5.18m into bay x 4.67m max)



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

KITCHEN DINER

9'2" x 15'1" (2.79m x 4.60m)



Having double glazed window, a fitted kitchen with a range of wall and base units with work surface over incorporating one and a half bowl stainless steel sink and drainer with mixer tap over, four ring gas hob with extractor over, double oven, space for fridge freezer, two ceiling light points, central heating radiator and coved cornicing to ceiling

CONSERVATORY

15'2" x 9'3" (4.62m x 2.82m)



Having double glazed sliding door to rear garden, wall mounted light, central heating radiator, double glazed windows and space and plumbing for washing machine

FIRST FLOOR LANDING

Having ceiling light point, loft access, doors off to the three bedrooms and opening to bathroom

BEDROOM ONE
10'9" x 10'8" (3.28m x 3.25m)



Having double glazed window to front elevation, ceiling light point, central heating radiator, coved cornicing to ceiling and built in wardrobe

BEDROOM TWO
12'8" x 9'6" (3.86m x 2.90m)



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

BEDROOM THREE
9'7" x 7'4" (2.92m x 2.24m)

Having double glazed window to rear elevation, ceiling light point, central heating radiator, wall mounted gas central heating boiler and coved cornicing to ceiling

BATHROOM



Having double glazed window to front elevation, panel bath with electric shower over, vanity unit with wash hand basin, low level wc, ceiling light point and chrome heated towel rail

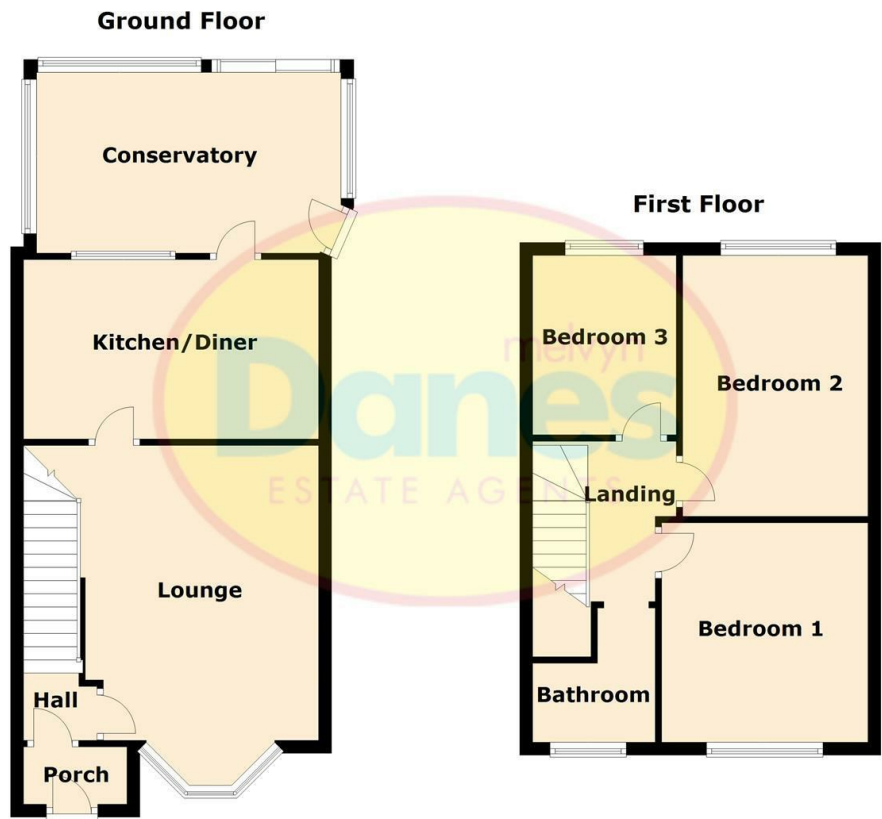
REAR GARDEN



Having gate giving access back to the front of the property, decked area with steps down to the lower level being mainly laid to lawn with timber shed

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

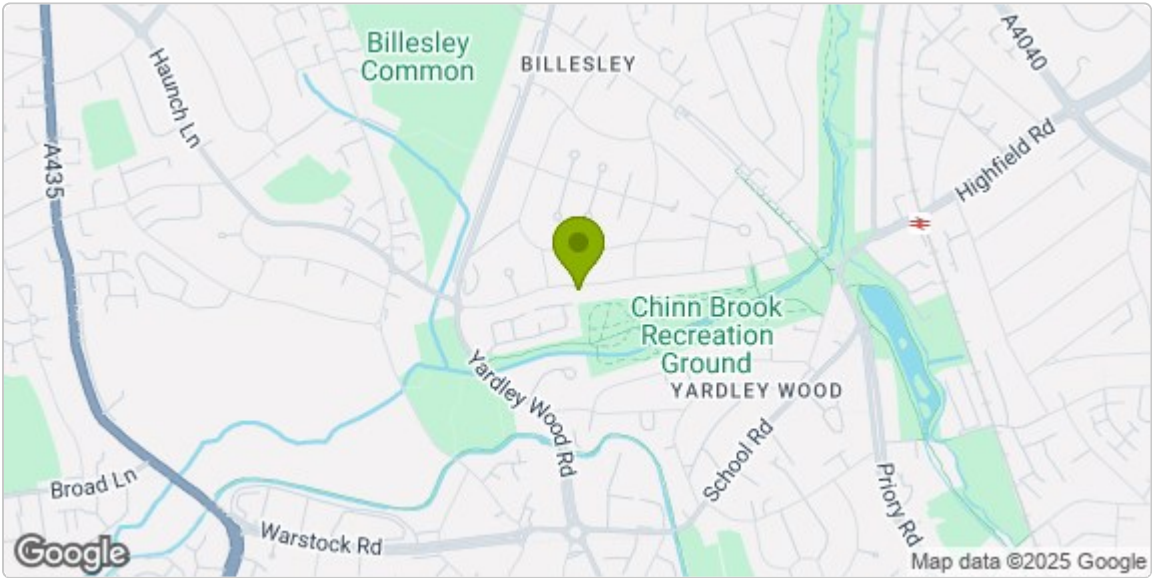
BROADBAND: We understand that the standard broadband download speed at the property is around 13 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 28/01/2025. 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 dependant on the provider(data taken from checker.ofcom.org.uk on 28/01/2025). 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.

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: 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 intending purchasers, we may use approved external



Full Postal Address:
101 Chinn Brook Road
Billesley Birmingham B13 0LY

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		