

A yellow oval logo with a green border. Inside, the word "Danes" is written in large green letters, with "melvyn" in smaller green letters above it. Below "Danes", the words "ESTATE AGENTS" are written in smaller green letters.

**melvyn
Danes**
ESTATE AGENTS

A photograph of a two-story semi-detached house with white walls and dark window frames. It features a large bay window on the upper floor and a smaller bay window on the ground floor. A red brick chimney is visible on the roof. To the right is a red brick house. In the foreground, there are green bushes and a large red-leafed shrub. A paved driveway leads to a white garage. A silver car is partially visible on the right.

Sarehole Road
Hall Green
Offers Around £300,000

Description

This traditional semi detached property is ideally situated in 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 hostelryes 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 is set back from the road behind a driveway which leads to a well maintained, extended semi detached property with a delightful rear garden.



HALLWAY

LOUNGE

14'5" into bay x 12'4" (4.39m into bay x 3.76m)

DINING ROOM

14'4" bay x 11'3" (4.37m bay x 3.43m)

KITCHEN

8'11" max x 13'0" (2.72m max x 3.96m)

GUEST CLOAKS

FIRST FLOOR LANDING

BEDROOM ONE

14'11" into bay x 11'4" (4.55m into bay x 3.45m)

BEDROOM TWO

14'6" into bay x 11'4" (4.42m into bay x 3.45m)

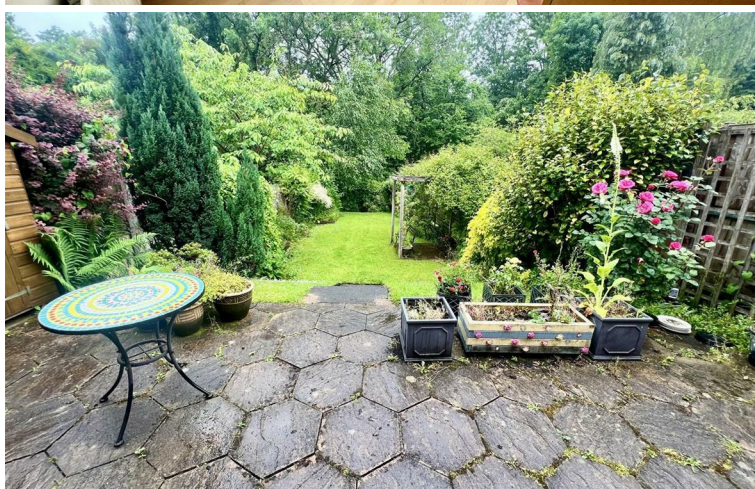
BEDROOM THREE

8'11" x 6'11" (2.72m x 2.11m)

BATHROOM

GARAGE

16'5" x 7'7" (5.00m x 2.31m)



TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 17 Mbps, however please note that result 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 12/06/2025. Actual service availability at the property or speeds received may be different.

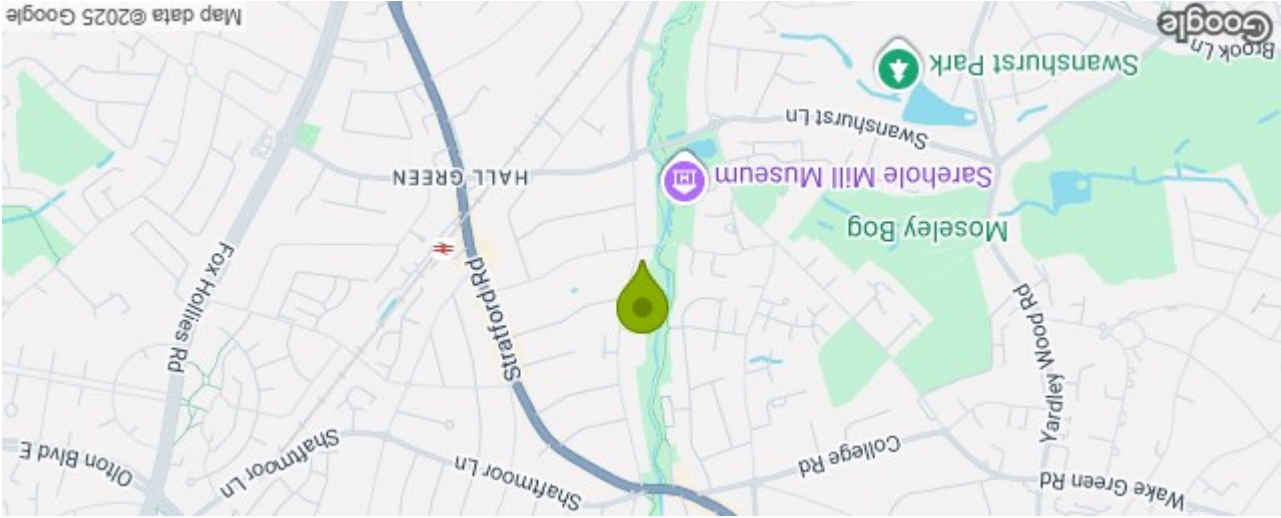
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 12/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

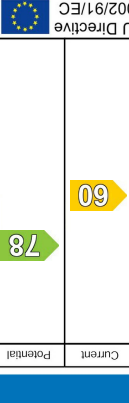
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective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

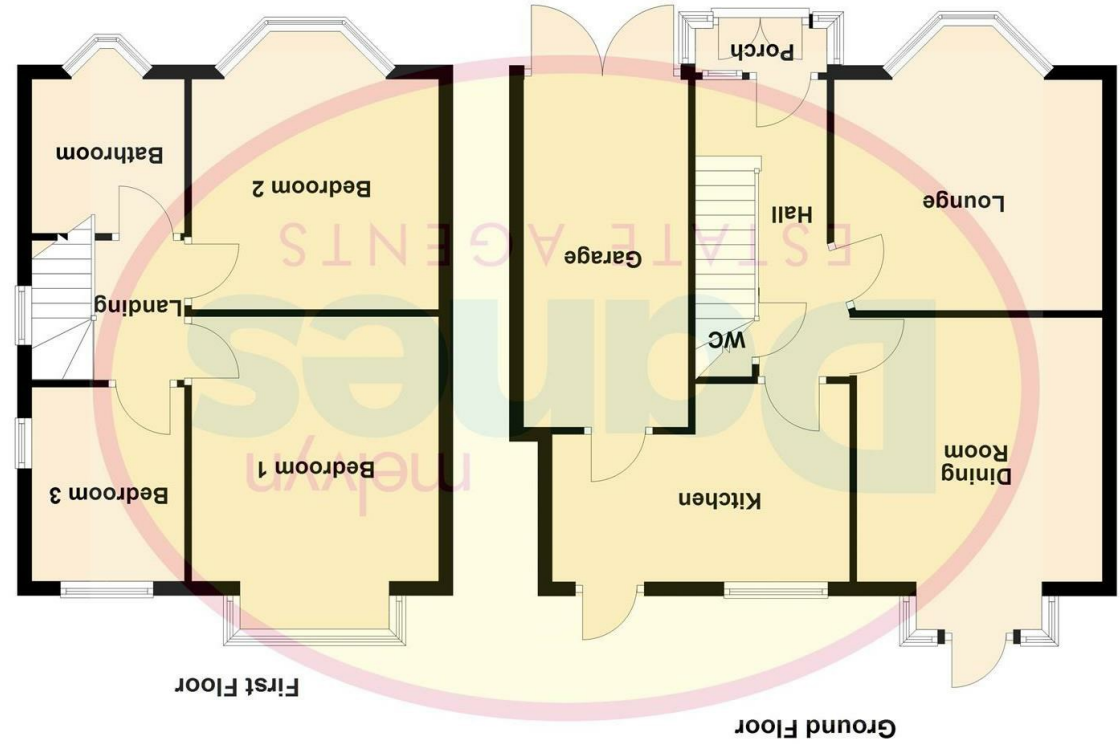
Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed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



198 Sarehole Road Hall Green Birmingham B28 8EF
Council Tax Band: C

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
 <p>60</p> <p>78</p>	Very energy efficient - lower running costs	
	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
	Not energy efficient - higher running costs	
	Potential	



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.