Kendrick Grove

Hall Green

Offers Around £300,000

Description

A modern end terrace property, situated on this modern development built in 2012 by David Wilson homes on the old Moors football club site off Sherwood Road in Hall Green.

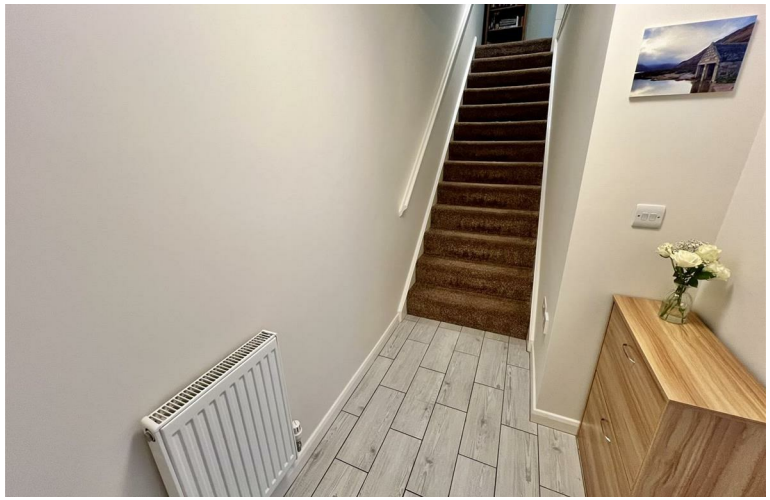
We are advised that there is good schooling in the area for children of all ages, with catchment area being subject to confirmation from the Education Department.

Local shopping facilities can be found at 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 hostelries 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 round the corner 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 ideal location therefore for this modern end of terraced house set back from the road via a paved footpath with two parking spaces in front. The property is well presented throughout with a entrance hall, lounge, nice size kitchen diner with underfloor heating and walk in pantry off utility room with wc. Upstairs there are three good size bedrooms and family bathroom and has the property has the benefit of being offered with no upward chain.



Accommodation

HALLWAY

LOUNGE
14'9" x 11'6" max (4.50m x 3.51m max)

KITCHEN DINER
14'11" x 10'3" (4.55m x 3.12m)

UTILITY WITH WC

FIRST FLOOR LANDING

BEDROOM ONE
15'0" into wardrobe x 9'1" (4.57m into wardrobe x 2.77m)

BEDROOM TWO
14'0" x 7'9" (4.27m x 2.36m)

BEDROOM THREE
9'11" x 7'2" (3.02m x 2.18m)

BATHROOM

REAR GARDEN

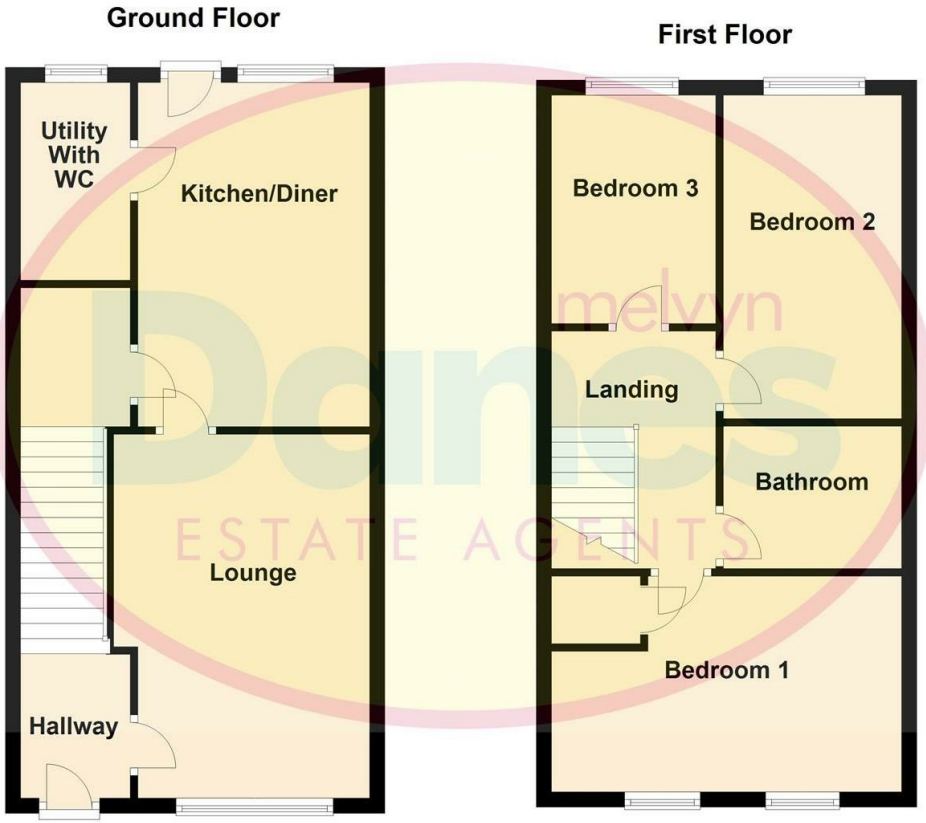
TWO ALLOCATED PARKING SPACES

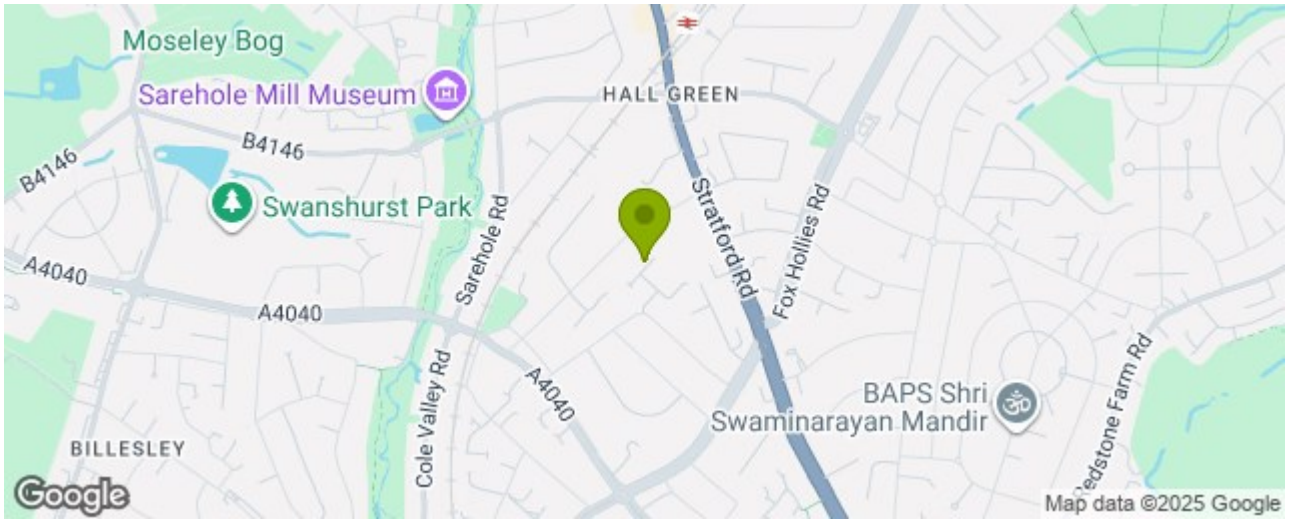
TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 16 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 02/10/2025. The vendor has informed us that broadband speed is full fibre, and our current paid speed is 200mbps. Actual service availability at the property or speeds received may be different.

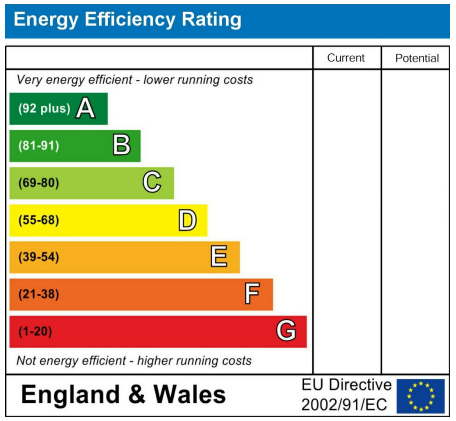
MOBILE: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors (data taken from checker.ofcom.org.uk on 02/10/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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.





70 Kendrick Grove Hall Green Birmingham B28 0GD
Council Tax Band: C



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.

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