



# Fulford Hall Road, Tidbury Green

## Offers In The Region Of £480,000

- **LARGE DRIVEWAY**
- **LOUNGE**
- **KITCHEN**
- **SHOWER ROOM**
- **GARAGE**
- **HALLWAY**
- **DINING ROOM**
- **TWO DOUBLE BEDROOMS**
- **ADDITIONAL WC**
- **REAR GARDEN**

Fulford Hall Road is located in the small hamlet of Tidbury Green, nestling between Shirley and Earlswood this small enclave contains a variety of properties ranging from cottages to large executive houses. Surrounding Tidbury Green are many areas of open space, including the famous Earlswood Lakes in one direction and Bills Wood and Bills Fisheries in the opposite direction, both providing pleasant recreation areas.

The main shopping centre in 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. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road 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 detached bungalow. The property sits back from the road behind a deep front driveway flanked by a lawned foregarden. The driveway extends to the side of the property leading to the

#### **HALLWAY**

Having wall lights, central heating radiator, loft access, laminate flooring and doors to the two bedrooms, shower room, additional wc, storage cupboard and

#### **DINING ROOM**

**12'10" x 8'11" (3.91m x 2.72m)**



Having double glazed window to side aspect, ceiling light point, central heating radiator, coved cornicing to ceiling, door to kitchen and opening to

#### **LOUNGE** **12'4" x 20'7" (3.76m x 6.27m)**



Having double glazed sliding doors to rear garden, double glazed window to rear aspect, two ceiling light points, central heating radiator, coved cornicing to ceiling and electric fire

#### **KITCHEN**

**10'4" x 9'10" (3.15m x 3.00m)**



Having double glazed window to side aspect, a range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap over, four ring gas hob with extractor over, electric double oven, integrated dishwasher, space and plumbing for washing machine in the laundry cupboard, space for fridge freezer, ceiling light point, laminate flooring and door to covered side passage

## **BEDROOM ONE**

**13'11" x 10'2" (4.24m x 3.10m)**



Having double glazed window to front aspect, ceiling light point, central heating radiator, built in wardrobes and dressing table and coved cornicing to ceiling

## **BEDROOM TWO**

**10'8" x 10'0" (3.25m x 3.05m)**



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

## **SHOWER ROOM**



Having double glazed window to side aspect, walk in shower cubicle, low level wc, pedestal wash hand basin, ceiling light point, heated chrome towel rail, part tiled walls and tiled floor

## **ADDITIONAL WC**

Having double glazed window to side aspect, low level wc, wall mounted wash hand basin, ceiling light point, central heating radiator, coved cornicing to ceiling and tiled floor

## **COVERED SIDE PASSAGE**

Having door to front driveway and door to rear garden

## **GARAGE**

**19'10" x 8'7" (6.05m x 2.62m)**

Having electric up and over door to the front driveway, courtesy door to the rear garden, ceiling light point and wall mounted gas central heating boiler

## **REAR GARDEN**

Having paved patio area with the rest mainly to lawn with further paved areas and border with shrubs and plants

## 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.

Ground Floor



**TENURE:** We are advised that the property is Freehold

**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:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
64 Fulford Hall Road Tidbury  
Green Solihull B90 1QX

**Council Tax Band:** E

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			

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