



melvyn
Danes
ESTATE AGENTS

Riverside Crescent

Hall Green

Offers Around £200,000

Description

This modern Bellway built town house is situated off Scribes Lane and has a wooded outlook to the fore.

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 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.

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.

The mid terrace property is well presented throughout and is a well proportioned house that would make an ideal first time buyers home or buy to let property. Having a spacious lounge diner, nicely refitted kitchen to the ground floor. The first floor has two good size bedrooms and family bathroom. Outside there are gardens to the front and rear and an allocated parking space directly in front of the property.



CANOPY PORCH

RECEPTION HALLWAY

LOUNGE DINER

17'11" max x 12'5" max (5.46m max x 3.78m max)

BREAKFAST KITCHEN

7'10" x 12'4" (2.39m x 3.76m)

FIRST FLOOR LANDING

BEDROOM ONE

12'7" x 12'4" max (3.84m x 3.76m max)

BEDROOM TWO

11'1" to wardrobes x 6'10" (3.38m to wardrobes x 2.08m)

BATHROOM

REAR GARDEN

ALLOCATED PARKING SPACE



TENURE: We are advised that the property is Freehold.

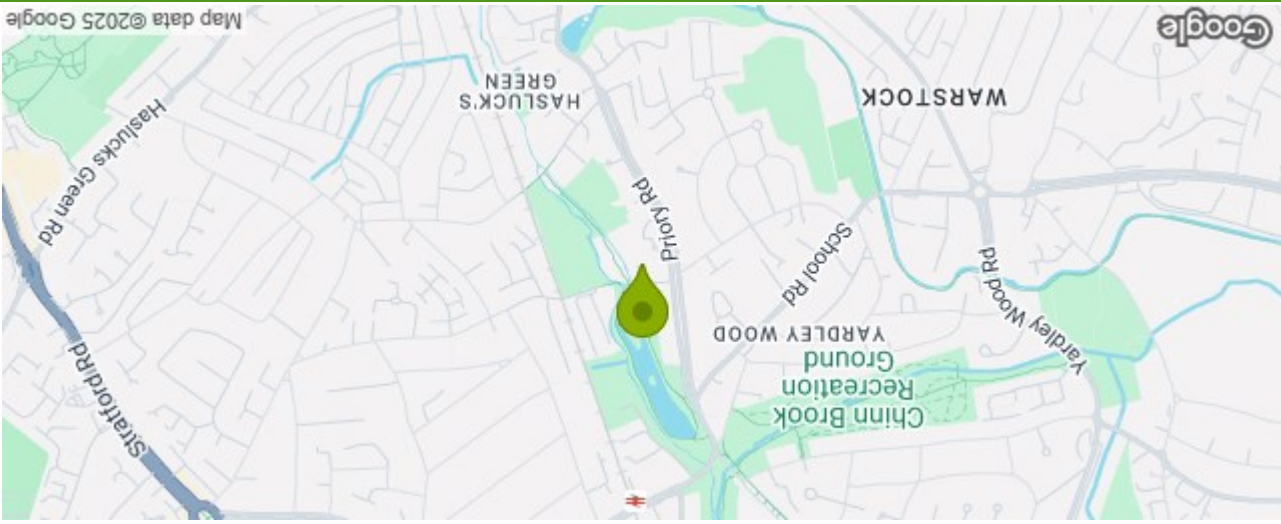
BROADBAND: We understand that the standard broadband download speed at the property is around 4 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 26/03/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited current mobile coverage (data taken from checker.ofcom.org.uk on 26/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

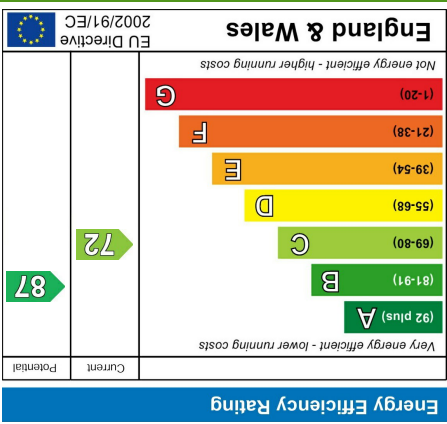
VIEWING: By appointment only with the office on the number below.

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21 Riverside Crescent Hall Green Birmingham B28 0QZ
Council Tax Band: B



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