



Danes
melvyn
ESTATE AGENTS

Cole Valley Road
Hall Green
Offers Around £275,000

Description

This traditional semi detached property is ideally situated in this popular Hall Green location close to local amenities and transport links.

Local shops can be found nearby on Robin Hood Lane and up to the A34 Stratford Road at Robin Hood Island which extends south into Shirley and north into the centre of Hall Green and on into the City of Birmingham all offering excellent shopping facilities and hosteries. Local bus services operate locally which will take you into Birmingham, Solihull and the surrounding suburbs. Yardley Wood Train station is nearby providing access to Birmingham city centre and Stratford Upon Avon.

Those commuting by car will appreciate the easy access down the Stratford Road to the M42 motorway, passing through Shirley and past the Cranmore, Widney, Monkspath and Solihull Business Park and onto the motorway junction where is also sited the Blythe Valley Business Park. Two junctions down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

There is excellent schooling for all age groups in the area, subject to confirmation from the Education Department.

Set back behind foregarden with path leading to



Accommodation

PORCH

HALLWAY

DINING ROOM

15'4" into bay x 11'8" (4.67m into bay
x 3.56m)

LOUNGE

13'0" x 11'8" (3.96m x 3.56m)

KITCHEN

9'5" min x 6'11" (2.87m min x 2.11m)

FIRST FLOOR LANDING

BEDROOM ONE

15'1" into bay x 11'9" (4.60m into bay
x 3.58m)

BEDROOM TWO

13'1" x 11'9" (3.99m x 3.58m)

BEDROOM THREE

7'1" x 6'11" (2.16m x 2.11m)

SHOWER ROOM

SEPERATE WC

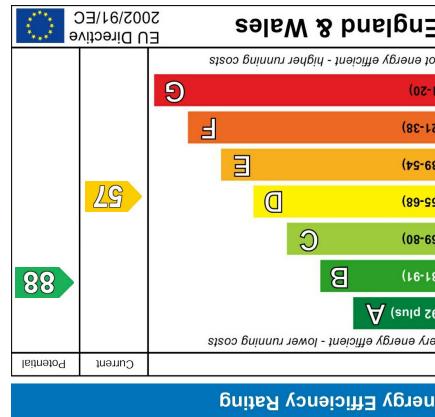
OUTSIDE

REAR GARDEN

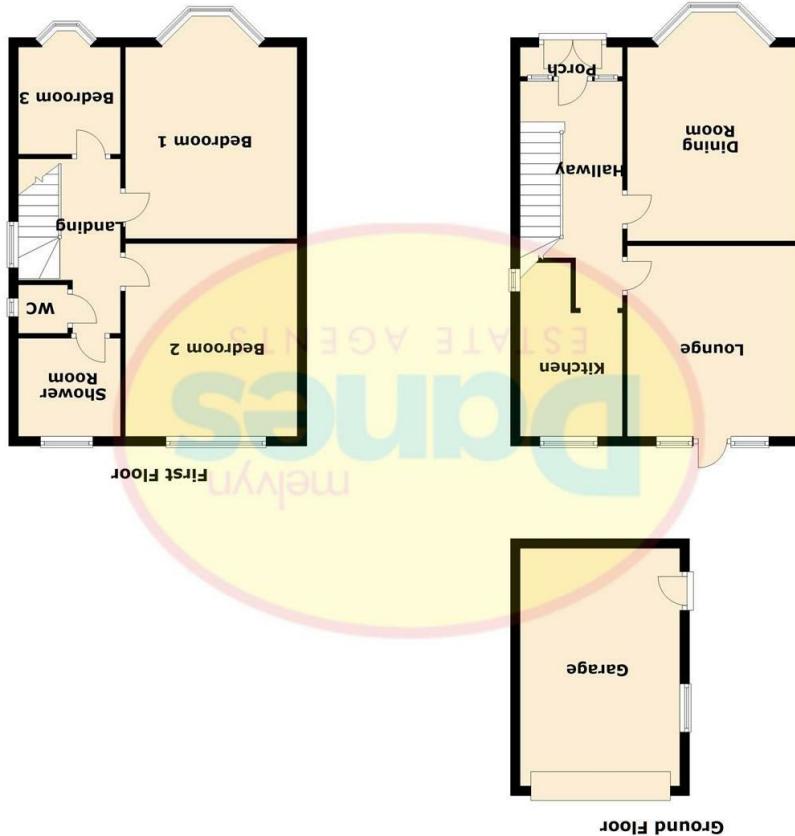
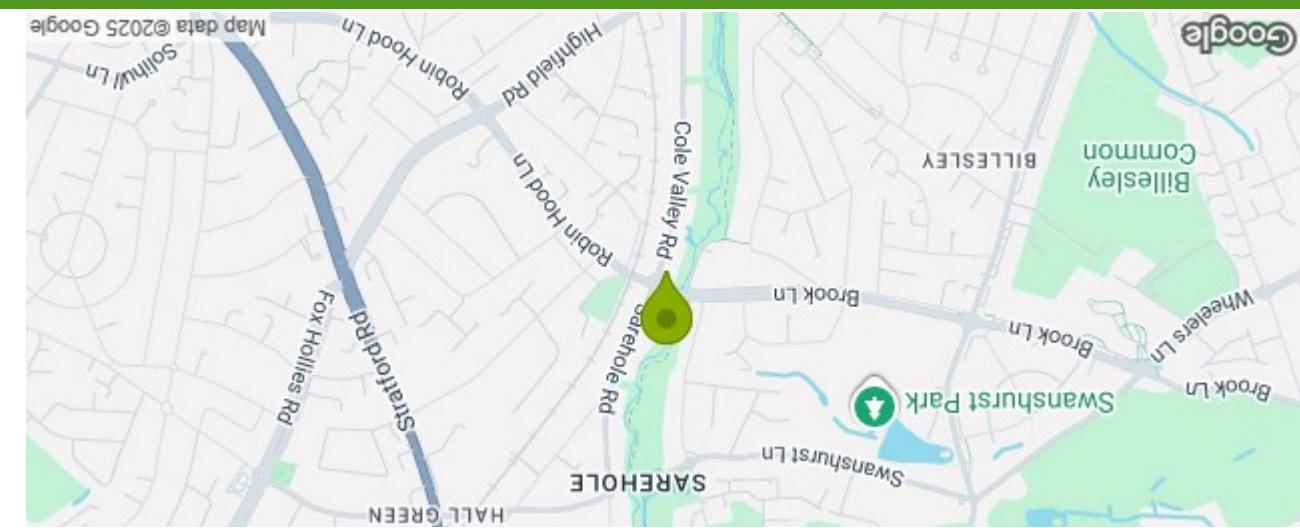
GARAGE

16'1" x 10'10" (4.90m x 3.30m)





188 Cole Valley Road Hall Green Birmingham B28 0DQ
Council Tax Band: D



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 written confirmation of all legal and factual matters and information from their solicitor.

MOBILE: We understand that the property is likely to have / has limited current mobile coverage dependent on the provider taken from checkyourconnection.org.uk on 06/02/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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 06/02/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is Freehold.

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MONY LANDREGING 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 any instruments, and to review this from time to time. To avoid the need to request detailed identity information from new institutions, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a professional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. 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 the will be no delay in agreeing the sale.

RENTALS: 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 the will be no delay in agreeing the sale.