



melvyn  
**Danes**  
ESTATE AGENTS

Cole Valley Road

Hall Green

Offers Around £275,000



## Description

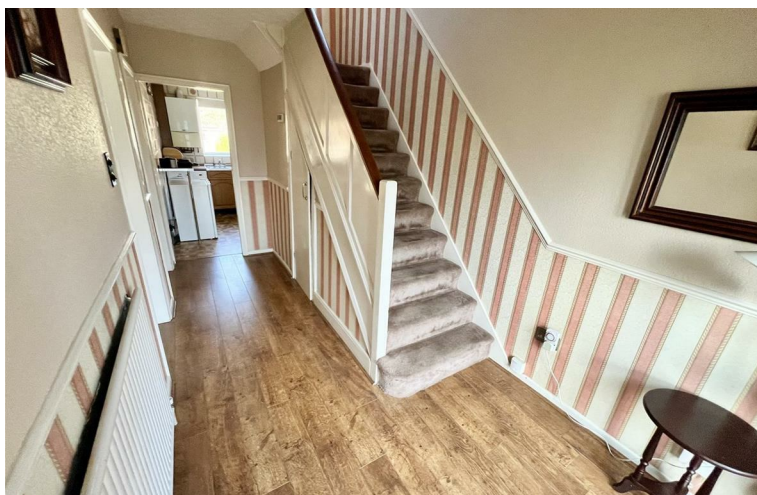
This traditional semi detached property is ideally situated in this popular Hall Green location close to local amenities and transport links.

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 hostelryes. 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)



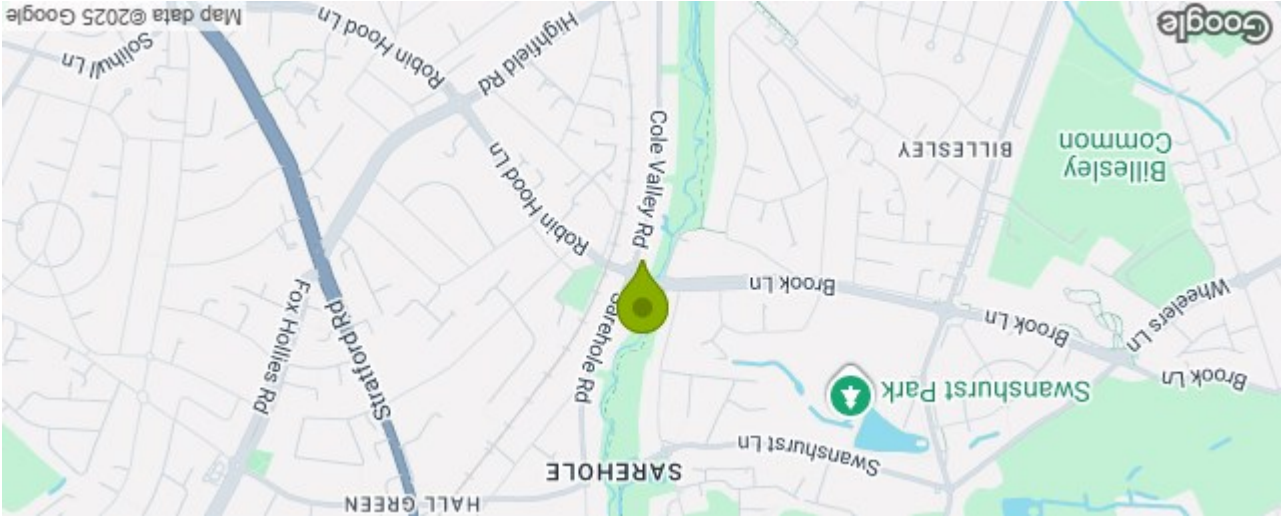
TENURE: We are advised that the property is Freehold

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

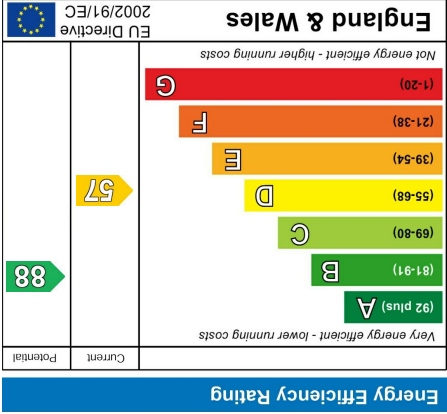
MOBILE: We understand that the property is likely to have / has limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 06/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network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

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: 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 intending purchasers, we may accept approved external services which review publicly available information on companies and individuals. 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. 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 the sale.



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



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.