



Sandgate Road, Hall Green

Offers Around £309,950

- NO UPWARD CHAIN
- PORCH
- LOUNGE
- KITCHEN
- BATHROOM & SEPARATE WC
- DRIVEWAY
- HALLWAY
- DINING ROOM
- THREE BEDROOMS
- REAR GARDEN

Sandgate Road leads off Blythsford Road in Hall Green conveniently located for the local facilities of both Shirley and Hall Green.

We are advised that there is good schooling in the area for children of all ages, catchment is 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 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 and Leisure 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 larger style traditional semi detached property which is set back from the road behind a tarmac driveway which leads to

PORCH

Having wall light and entrance door leading to

HALLWAY

Having entrance door with windows to either side, two ceiling light points, central heating radiator, coved cornicing to ceiling, stairs rising to first floor landing and doors off to kitchen and

DINING ROOM

15'1" x 12'8" (4.60m x 3.86m)

Having double glazed door to rear garden, double glazed windows, ceiling light point, central heating radiator, gas fire, coved cornicing to ceiling and sliding doors to

LOUNGE

15'4" into bay x 12'8" (4.67m into bay x 3.86m)

Having single glazed window to front aspect, ceiling light point, wall lights, central heating radiator, gas fire and coved cornicing to ceiling

KITCHEN

11'8" x 9'0" min (3.56m x 2.74m min)

Having double glazed window, a range of wall and base units with roll top work surface over incorporating stainless steel sink and double drainer, space for cooker with extractor over, space for fridge freezer, space and plumbing for washing machine, two ceiling light points and central heating radiator

LEAN TO

Having door to rear garden, single glazed windows and door to passage giving access to the garage

FIRST FLOOR LANDING

Having double glazed window to side elevation, ceiling light point, loft access and doors off to the three bedrooms, bathroom, separate wc and storage cupboard

BEDROOM ONE

15'4" into bay x 12'4" (4.67m into bay x 3.76m)

Having glazed bay window to front elevation, ceiling light point, central heating radiator, coved cornicing to ceiling and built in wardrobes

BEDROOM TWO

15'1" into bay x 12'4" (4.60m into bay x 3.76m)

Having double glazed box bay window to rear elevation, ceiling light point, central heating radiator, coved cornicing to ceiling and built in wardrobe

BEDROOM THREE

8'0" x 6'8" (2.44m x 2.03m)

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

BATHROOM

Having double glazed window to rear elevation, shower cubicle with glazed door, vanity unit with wash hand basin, ceiling light point, chrome heated towel rail and tiled walls

SEPARATE WC

Having double glazed window to rear elevation, low level wc and ceiling light point

OUTSIDE

WC

Having low level wc and ceiling light point

STORE

4'2" x 2'7" (1.27m x 0.79m)

Brick built storage

REAR GARDEN



Low maintenance rear garden with fence to perimeter and timber shed

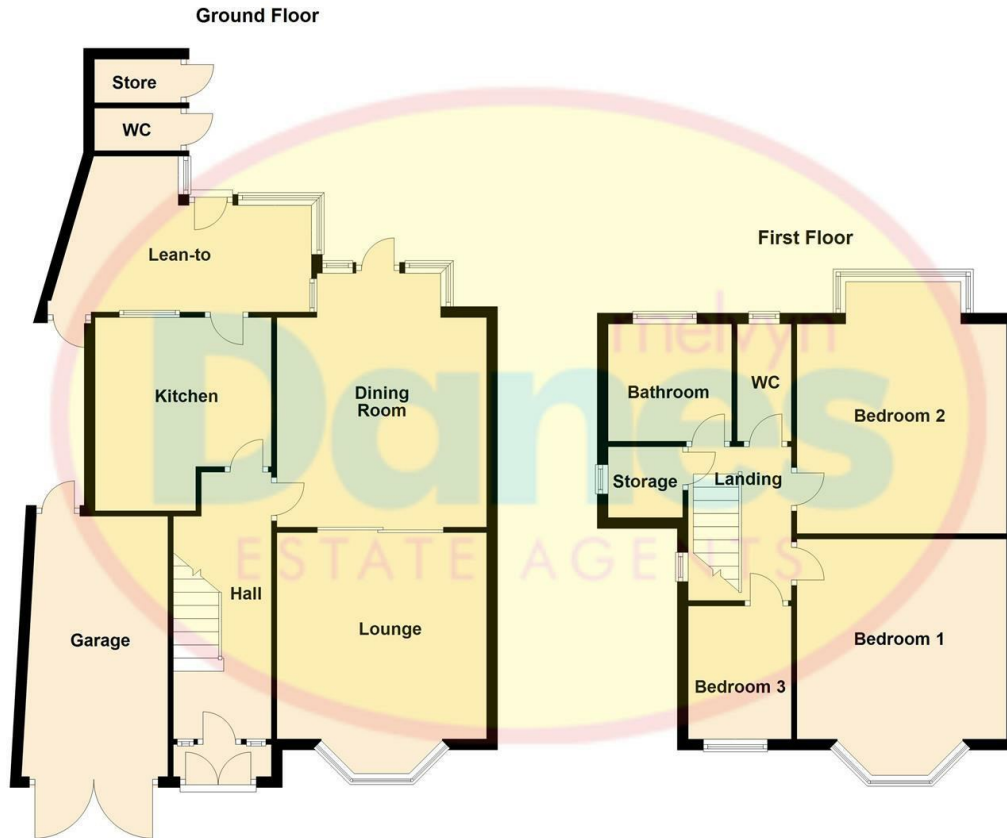
GARAGE

15'5" max x 7'8" max (4.70m max x 2.34m max)

Having double doors to the front of the property and courtesy door giving access to the back of the property

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.



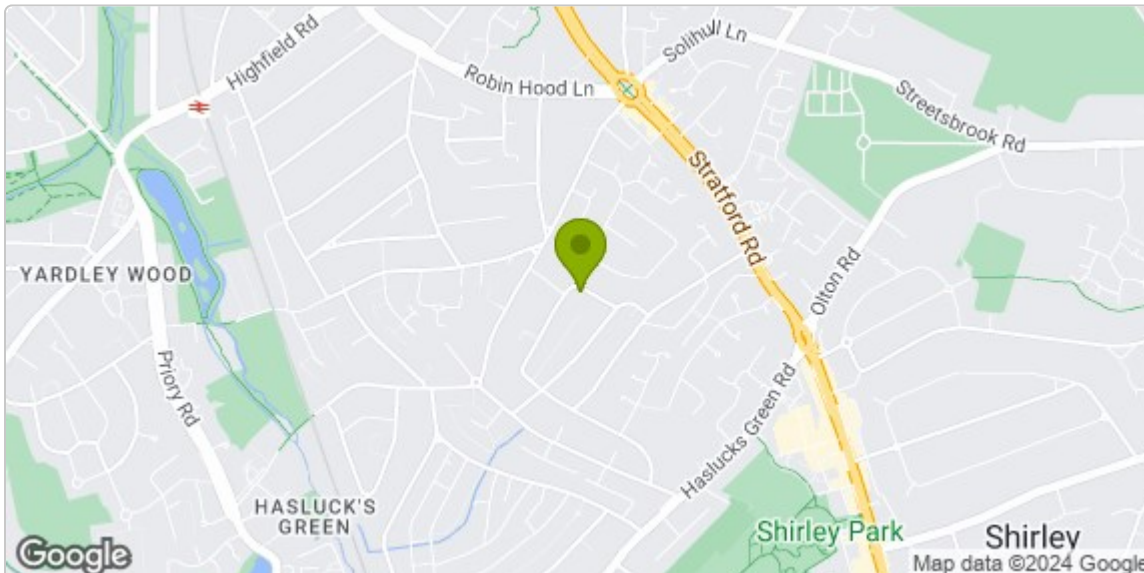
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: D

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:
40 Sandgate Road Hall Green
Birmingham B28 0UW

Council Tax Band: D

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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