



Pembroke Croft, Hall Green

Offers In Excess Of £550,000

- DRIVEWAY
- KITCHEN/FAMILY/LIVING SPACE
- UTILITY SPACE
- THREE BEDROOMS WITH EN-SUITE
- FAMILY BATHROOM
- HALLWAY
- TWO RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM
- TWO FURTHER DOUBLE BEDROOMS
- NO UPWARD CHAIN

This larger style traditional 1930's semi detached property is ideally situated off the main Stratford Road, which is just a short walk away from Robin Hood Island with its popular parade of shops.

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.

Local shopping facilities can be found at nearby Robin Hood Island 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.

Situated back from the road behind a paved driveway with shrubbed foregarden. The driveway extends to a front door which provides access to the

PORCH

Having entrance door leading to

HALLWAY

Having ceiling light point, central heating radiator, stairs rising to first floor landing and doors off to the dining room, lounge, under stair storage and

OPEN PLAN KITCHEN/DINING/FAMILY SPACE **22'7" x 17'3" (6.88m x 5.26m)**



Having double glazed French door to patio, three double glazed windows, a fitted kitchen with a range of units with roll top work surface, island with breakfast bar, sink and drainer with mixer tap over, space for range cooker with extractor over, integrated dishwasher, space for fridge freezer, recessed lights, two central heating radiators and opening to

GROUND FLOOR SHOWER ROOM

Having double glazed window to side aspect, shower cubicle with raindrop head and separate hand held attachment, low level wc, vanity unit with wash hand basin, ceiling light point, chrome heated towel rail and tiled walls and floor

UTILITY SPACE

10'1" x 7'4" (3.07m x 2.24m)

Having double glazed door to side passage, space and plumbing for washing machine, space for tumble dryer, large storage cupboard, ceiling light point and door to

LOUNGE

17'3" into bay x 11'3" (5.26m into bay x 3.43m)

Having double glazed door to rear garden with double glazed windows to either side, ceiling light point, central heating radiator, coved cornicing to ceiling and wood flooring

DINING ROOM

15'7" into bay x 11'6" (4.75m into bay x 3.51m)



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

FIRST FLOOR LANDING

Having ceiling light point, stairs rising to second floor landing and doors off to the the four bedrooms and family bathroom

BEDROOM ONE

16'1" x 11'4" (4.90m x 3.45m)



Having double glazed bay window to front elevation, ceiling light point, central heating radiator and door to

EN-SUITE



Having double glazed window to front elevation, shower cubicle with thermostatic shower, low level wc, pedestal wash hand basin, ceiling light point, chrome heated towel rail and part tiled walls

BEDROOM TWO

17'0" into bay x 11'6" (5.18m into bay x 3.51m)

Having double glazed bay window to rear elevation, ceiling light point, central heating radiator and door to

EN-SUITE

Having shower cubicle, low level wc, pedestal wash hand basin, ceiling light point, chrome heated towel rail, part tiled walls and tiled floor

BEDROOM THREE

13'11" x 7'4" (4.24m x 2.24m)

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

BEDROOM FOUR

9'6" x 8'9" (2.90m x 2.67m)

Having double glazed window to rear elevation, ceiling light point and central heating radiator

FAMILY BATHROOM



Having double glazed window to rear elevation, free standing bath, shower cubicle, pedestal wash hand basin, low level wc, recessed lights, chrome heated towel rail and wooden flooring

SECOND FLOOR LANDING

Having ceiling light point, storage cupboards, velux style window and door to

BEDROOM FIVE

17'3" x 9'2" (5.26m x 2.79m)



(Restricted head height) Having double glazed window to rear elevation, velux style window to front, ceiling light point, central heating radiator and door to

ENSUITE

Having velux style window, low level wc, pedestal wash hand basin, wall light and chrome heated towel rail

STORAGE

Having double doors to the front door and housing gas central heating boiler and water tank

REAR GARDEN



Having paved patio with the rest laid mainly to lawn and path leading to

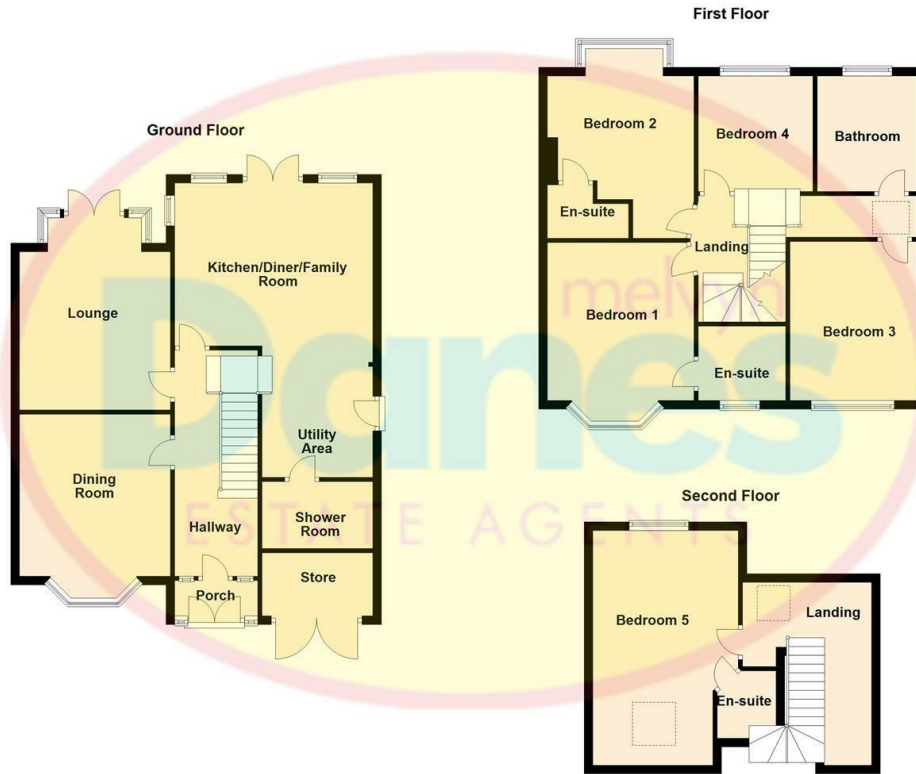
GARDEN ROOM

11'0" x 20'9" (3.35m x 6.32m)

Having double glazed doors, lights and electric sockets

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.



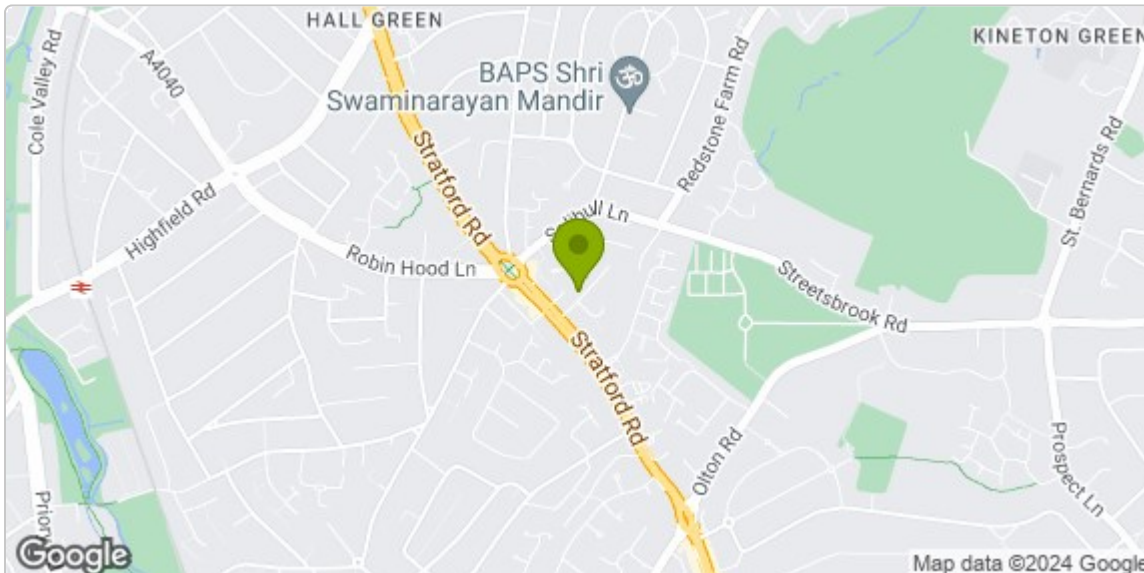
TENURE: We are advised that the property is Freehold

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:
12 Pembroke Croft Hall Green
Birmingham B28 9EY

Council Tax Band: D

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 84 | 88 |
| (69-80) C | | |
| (55-68) D | | |
| (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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