



# Robin Hood Lane, Hall Green

## Offers Around £465,000

- PORCH & RECEPTION HALLWAY
- BREAKFAST KITCHEN
- GARDEN ROOM
- BATHROOM & EN SUITE
- REAR GARDEN
- LOUNGE & DINING ROOM
- UTILITY ROOM
- FOUR/FIVE BEDROOMS
- FRONT DRIVEWAY
- NO UPWARD CHAIN

Robin Hood Lane is one of the main artery roads running through the leafy suburb of Hall Green from Moseley on the one side all the way to Robin Hood Island at the Stratford Road junction.

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 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.

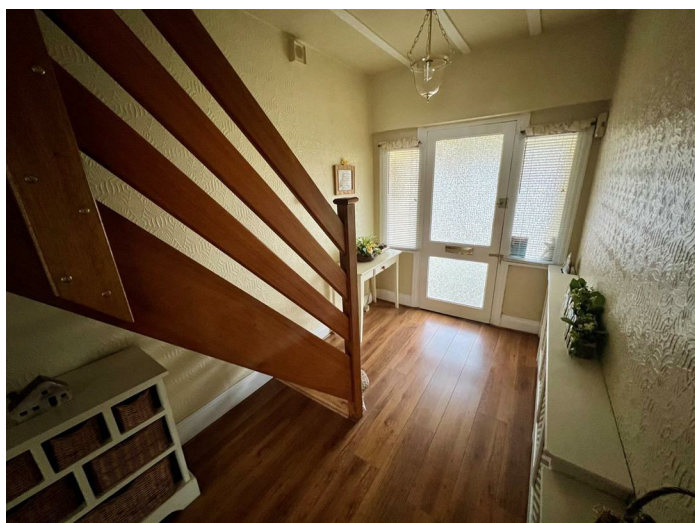
Off the main Stratford Road through Shirley leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location therefore for this larger style semi detached house which sits back from the road behind a paved driveway which leads to a UPVC double glazed door giving access to the

### **PORCH ENTRANCE**

Having UPVC double glazed windows to the front and side, ceiling light point, tiled flooring and UPVC double glazed door opening to the

### **RECEPTION HALLWAY**



Having laminate wooden flooring, open tread staircase rising to the first floor accommodation, skirting radiator, laminate wooden flooring and access to two reception rooms and kitchen

### **DINING ROOM**

**16'0" into bay x 11'2" max (4.88m into bay x 3.40m max)**



Having UPVC double glazed bay window to the front with inset bay seat, ceiling light point, skirting radiator, laminate wooden flooring and decorative fireplace

### **LOUNGE**

**14'0" into bay x 14'4" max (4.27m into bay x 4.37m max)**



Having UPVC double glazed box bay window with inset door opening to the rear garden, ceiling light point, laminate wooden flooring, decorative fireplace and skirting radiator

### **BREAKFAST KITCHEN**

**15'0" max x 12'0" max (4.57m max x 3.66m max)**



Having UPVC double glazed windows to the side and rear, door to the side passageway, double doors to the utility room, three ceiling light points and being fitted with wall and base mounted storage units with work surfaces over having inset sink and drainer, range style oven with canopy over and under work surface appliance space

### **UTILITY ROOM**

**9'2" x 7'9" (2.79m x 2.36m)**



Having UPVC double glazed window to the side, ceiling light point, sink and drainer unit, space for washing machine and larder style storage cupboards

### **SIDE PASSAGEWAY**

Having UPVC double glazed doors to the front and rear, tiled flooring, wall mounted central heating boiler and doors opening to the garden room and WC

### **GROUND FLOOR WC**

Having ceiling light point, low level WC and window to the rear

### **GARDEN ROOM**

**9'0" x 7'0" (2.74m x 2.13m)**



Having laminate wooden flooring, ceiling light point and UPVC double glazed windows to the rear and side with inset double glazed door giving access to the garden

### **FIRST FLOOR LANDING**

Having ceiling light point, useful cloaks/linen cupboard, open tread staircase rising to the loft bedrooms and doors opening to three bedrooms and family bathroom

### **BEDROOM ONE**

**16'5" into bay x 11'2" max (5.00m into bay x 3.40m max)**



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator, built in wardrobes and double opening doors to the

### EN SUITE SHOWER ROOM



Having UPVC double glazed oriel window to the front, ceiling light point, central heating radiator, shower enclosure, vanity shelf with inset sink and low level WC

### BEDROOM THREE

12'0" max (10'10" overall) x 8'6" (3.66m max (3.30m overall) x 2.59m)



Having UPVC double glazed window to the rear, ceiling light point, central heating and wardrobe



### BEDROOM TWO

14'2" max into bay x 14'0" max (4.32m max into bay x 4.27m max)



Having UPVC double glazed box bay window to the rear, ceiling light point, central heating radiator and built in wardrobes

### FAMILY BATHROOM



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, corner bath, vanity wash hand basin and low level WC

### SECOND FLOOR LANDING

Having UPVC double glazed window to the side, ceiling light point and door opening to the

## BEDROOM FOUR

18'10" max x 9'0" max (5.74m max x 2.74m max)



Having UPVC double glazed window to the rear, ceiling light point, UPVC double glazed window to the side, laminate wooden flooring, central heating radiator and door opening to the

## BEDROOM FIVE

12'4" max x 6'7" max (3.76m max x 2.01m max)

Having UPVC double glazed window to the front, ceiling light point, central heating radiator, laminate wooden flooring and eaves access

## OUTSIDE

### REAR GARDEN

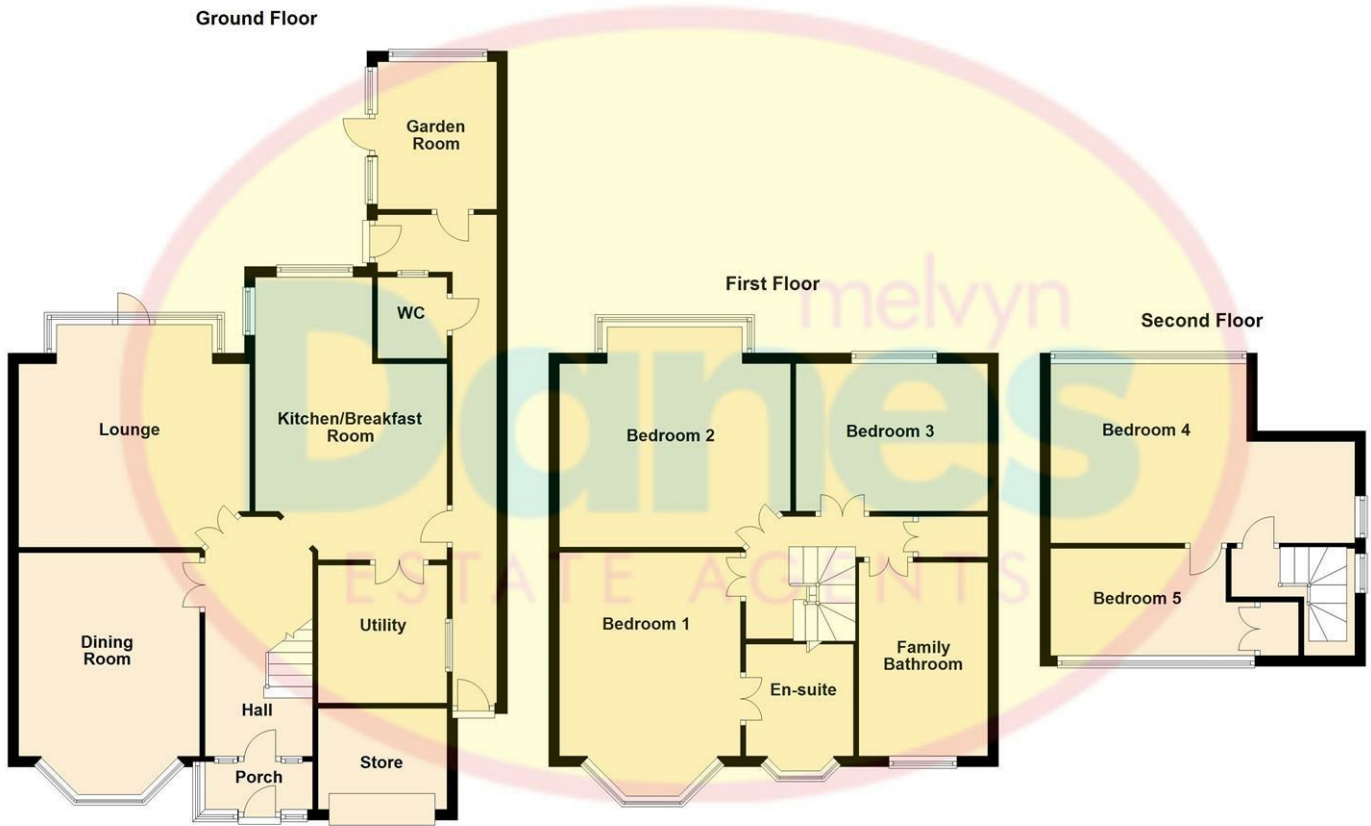


Having paved patio area with lawn beyond having deep well stocked borders, defined boundaries and screened garden storage area with shed



## 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.



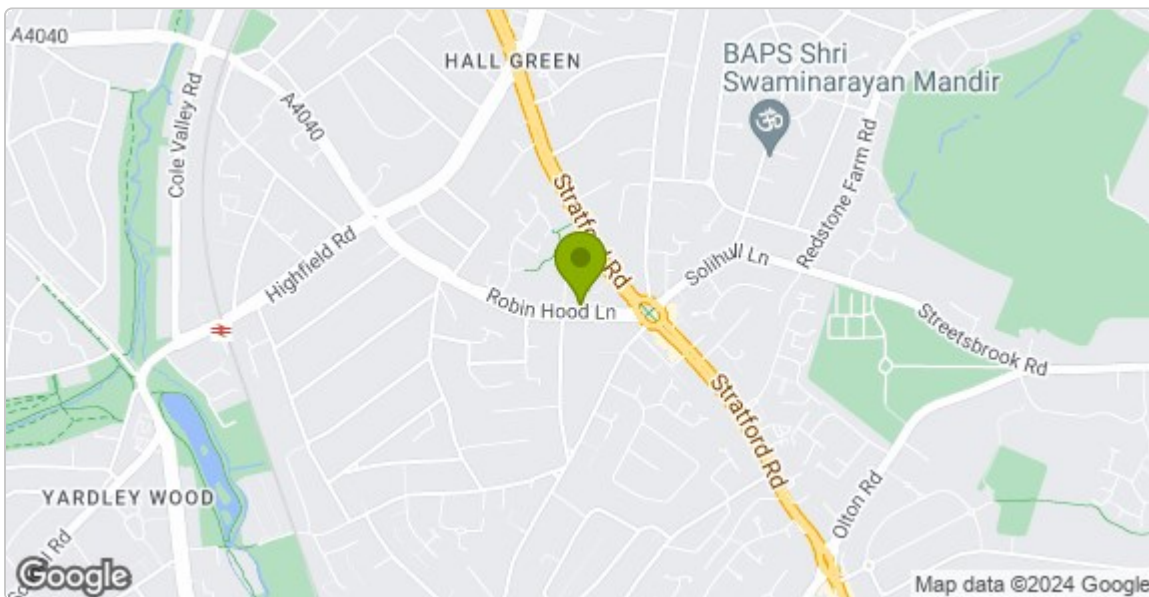
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** E

**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.



**47 Robin Hood Lane Hall  
Green Birmingham B28  
0LJ**

**Council Tax Band: E**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	58	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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