



# Primrose Croft, Hall Green

**Offers Around £365,000**

- PORCH & HALLWAY
- SUPERB FAMILY ROOM
- UTILITY & GF SHOWER ROOM
- THREE BEDROOMS
- DELIGHTFUL REAR GARDEN
- LOUNGE & DINING ROOM
- EXTENDED KITCHEN
- STUDY/PLAYROOM
- BATHROOM & SEPARATE WC
- VIEWING ESSENTIAL

Viewing is highly recommended of this much extended and improved 1930's semi detached property which is situated in this delightful cul-de-sac .

The main shopping area is found on the A34 Stratford Road and commences with the area known as Robin Hood Island and extends south into Shirley and north into the centre of Hall Green and on into the City of Birmingham. Local bus services operate which will take you into the centre of Solihull, some four miles from the property, again offering excellent shopping facilities.

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, whilst Hall Green's own railway station is sited off the Stratford Road and close by, in Highfield Road, is Yardley Wood Railway Station, offering commuter services between Birmingham and Stratford upon Avon.

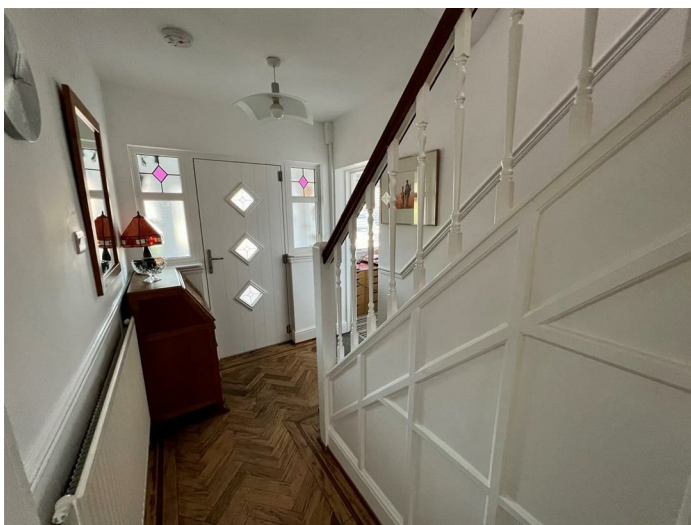
There is excellent schooling for all age groups in the area, subject to confirmation from the Education Department, and further down Baldwins Lane is access into a pleasant area of public open space known as The Dingles, and this extends up to the historic Sarehole Mill and nearby is also Swanshurst Park.

A superb location therefore for this spacious and well presented home which sits back from the road behind a block paved driveway which leads in turn to double opening UPVC double glazed doors which give access to the

### **PORCH ENTRANCE**

Having ceiling light point, original harlequin tiled flooring and composite double glazed front door opening to the

### **RECEPTION HALLWAY**



Having original oak parquet flooring, staircase rising to the first floor accommodation, ceiling light point, understairs storage cupboard, central heating radiator and doors opening to lounge, dining room, kitchen and study

### **LOUNGE**

**12'8" into bay x 11'2" (3.86m into bay x 3.40m)**



Having UPVC double glazed bay window to the front, ceiling light point and central heating radiator

### **DINING ROOM**

**13'0" x 11'4" (3.96m x 3.45m)**



Having ceiling light point, central heating radiator and sliding UPVC double glazed patio style doors opening to the family room

**FAMILY ROOM**  
**17'5" x 12'0" (5.31m x 3.66m)**



Having bi-folding double glazed doors to the rear garden, laminate wooden flooring, vaulted ceiling with two 'Velux' ceiling rooflights, three ceiling light points, two central heating radiators, UPVC double glazed double opening doors to the kitchen, door to the ground floor shower room and feature corner log burner with contemporary style glass hearth



**STUDY**  
**8'5" x 7'8" (2.57m x 2.34m)**  
Having semi vaulted ceiling, two ceiling light points and UPVC double glazed window to the front

**EXTENDED BREAKFAST KITCHEN**  
**14'6" max x 14'6" max (4.42m max x 4.42m max)**



Having UPVC double glazed double opening doors to the family room and additional UPVC double glazed light release window to the side, three ceiling light points, central heating radiator, door opening to the utility room and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, integrated double electric oven, gas hob with extractor canopy over, full height appliance space and space with plumbing for a dishwasher

**UTILITY ROOM**  
**7'9" x 6'6" (2.36m x 1.98m)**  
Having two ceiling light points, access to useful loft storage space, wall and base mounted storage units with work surfaces over having inset sink and drainer, full height appliance space, space and plumbing for an automatic washing machine and further under work surface appliance space

**GROUND FLOOR SHOWER ROOM**  
Having UPVC double glazed window to the rear, ceiling light point, extractor fan, complementary wall and floor tiling, corner shower enclosure, low level WC and vanity wash hand basin

**LANDING**  
Having UPVC double glazed stained glass effect window to the side, ceiling light point and doors off to three bedrooms, bathroom and separate WC

### **BEDROOM ONE**

**12'11" x 11'4" into rear of fitted wardrobe  
(3.94m x 3.45m into rear of fitted wardrobe )**



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

### **BEDROOM TWO**

**13'4" into bay x 11'3" max (4.06m into bay x  
3.43m max)**



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and loft hatch access

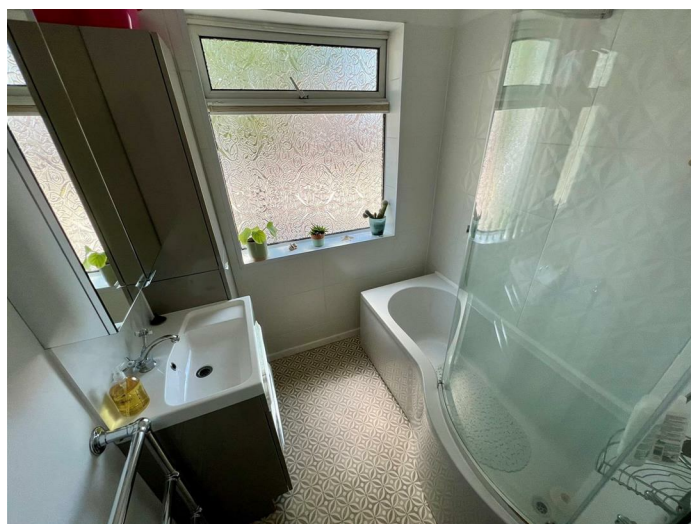
### **BEDROOM THREE**

**8'6" x 8'0" (2.59m x 2.44m )**



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

### **REFITTED BATHROOM**



Having UPVC double glazed window to the front, ceiling light point, heated towel rail, panelled P shaped bath with shower over and feature wrap around glazed shower screen, vanity unit with drawer storage and inset wash hand basin, additional storage unit and complementary wall tiling

### **SEPARATE WC**

Having UPVC double glazed window to the side, ceiling light point and low level WC

### **OUTSIDE**

## REAR GARDEN



Having paved patio area with log store, lawn beyond with defined boundaries and access to the

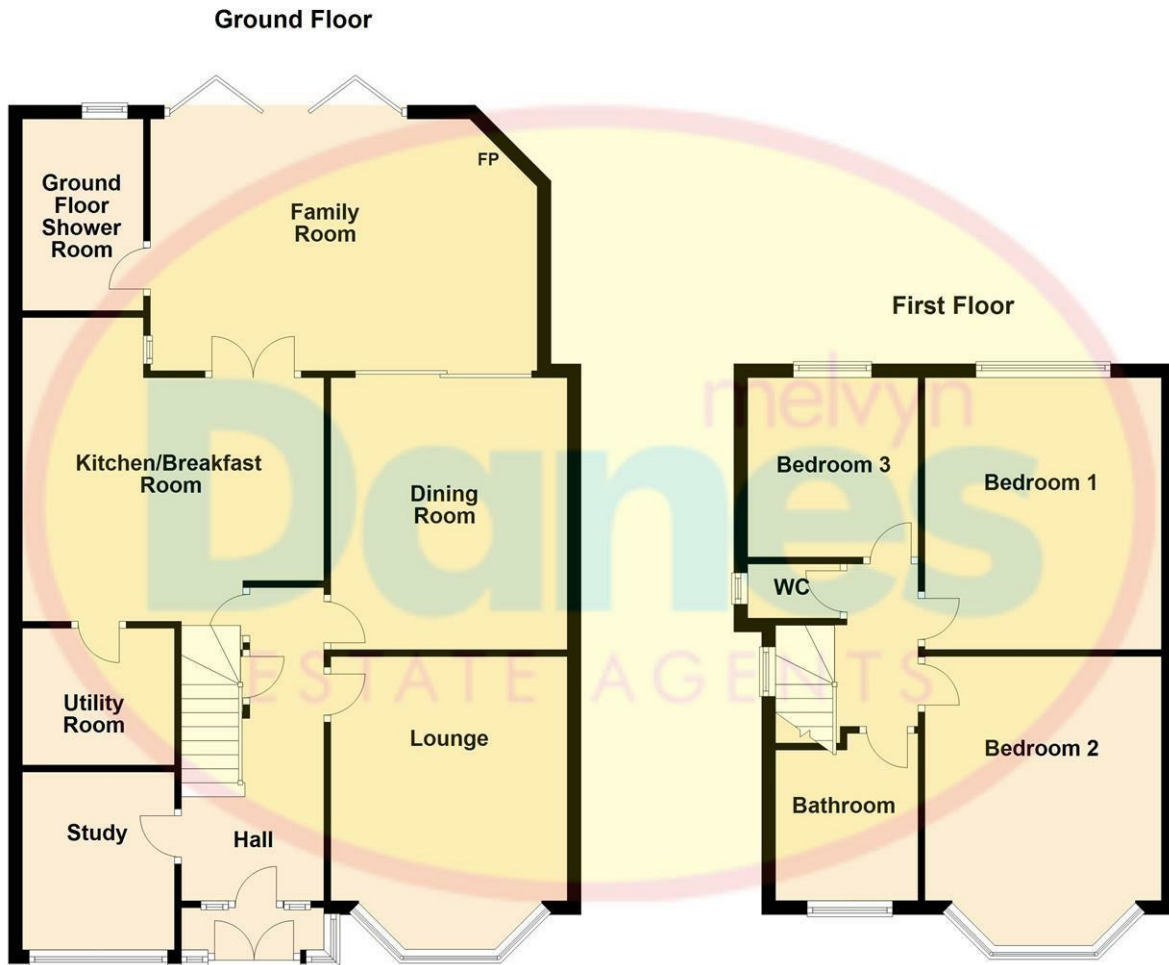
## LARGE STORAGE SHED

Being the equivalent size of a single garage and having light, power and providing useful storage



## 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.



Total area: approx. 136.4 sq. metres (1468.0 sq. feet)

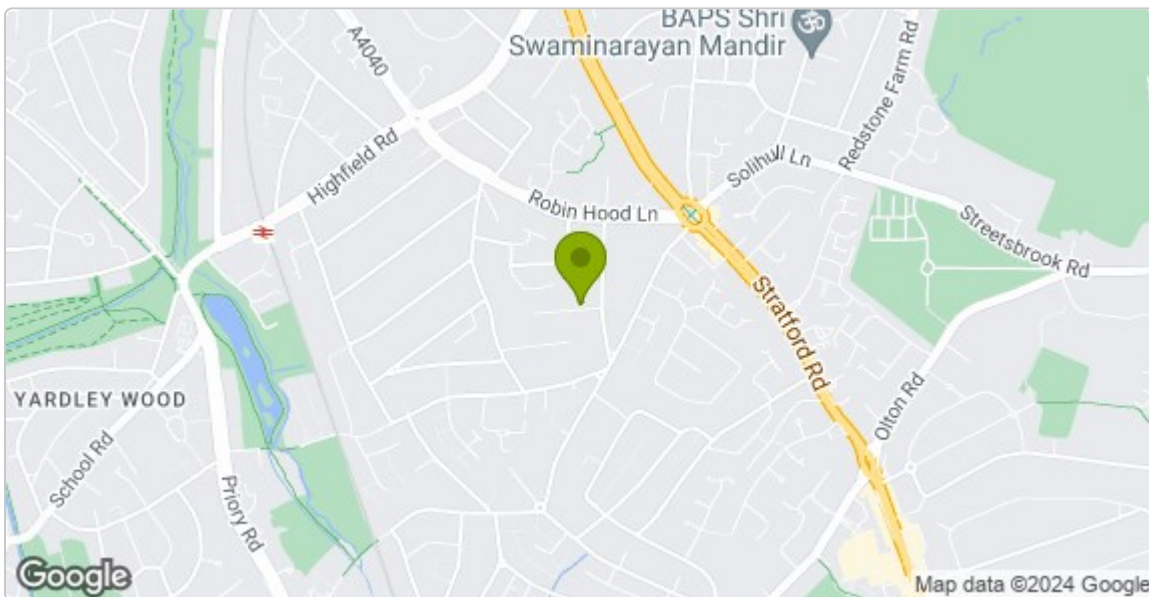
**TENURE:** We are advised that the property is Freehold.

**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.



**11 Primrose Croft Hall  
Green Birmingham B28  
0JP**

**Council Tax Band: C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		68	
(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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