



Fulford Hall Road, Tidbury Green

Offers Around £499,950

- FRONT DRIVEWAY PARKING
- SPACIOUS LOUNGE
- SIDE UTILITY AREA
- BATHROOM
- DELIGHTFUL REAR GARDEN
- WELCOMING RECEPTION HALLWAY
- DINING KITCHEN
- THREE BEDROOMS
- DOUBLE WIDTH GARAGE & DRIVE
- VIEWING ESSENTIAL

Fulford Hall Road is located in the small hamlet of Tidbury Green, nestling between Shirley and Earlswood. This small enclave contains a variety of properties ranging from cottages to large executive houses and bungalows. Surrounding Tidbury Green are many areas of open space, including the famous Earlswood Lakes in one direction and Bills Woods and Fisheries in the opposite direction, both providing pleasant recreation areas.

The main shopping centre in 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. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon. For more local shopping facilities, the modern village of Dickens Heath is approximately 1 mile from the property and has a Tesco Express, a chemist, doctors surgery and dentist.

Off the main Stratford Road 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 deceptively spacious detached bungalow which offers well proportioned accommodation that really does need to be viewed to be appreciated. Sitting back from the road behind a front driveway flanked by a lawned foregarden with mature rockery planted beds, shrub and tree screening. A UPVC double glazed door opens to the

PORCH ENTRANCE

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

WELCOMING RECEPTION HALLWAY



Having four wall light points, cloaks cupboard, central heating radiator, loft hatch access and doors opening to lounge, dining kitchen, three bedrooms, bathroom and

GUEST CLOAKS WC

Having ceiling light point, mid level WC and wall mounted wash hand basin

SPACIOUS LIVING ROOM 19'5" x 13'0" (5.92m x 3.96m)



Having UPVC double glazed windows to the front and side, two central heating radiators and feature fireplace with inset electric fire



DINING KITCHEN
16'10" x 9'10" max (5.13m x 3.00m max)



Having UPVC double glazed windows to the rear and side, ceiling light point, suspended ceiling with concealed lighting, door opening to the side utility area, space for dining table and being fitted with a range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer, integrated electric double oven and gas hob with extractor canopy over

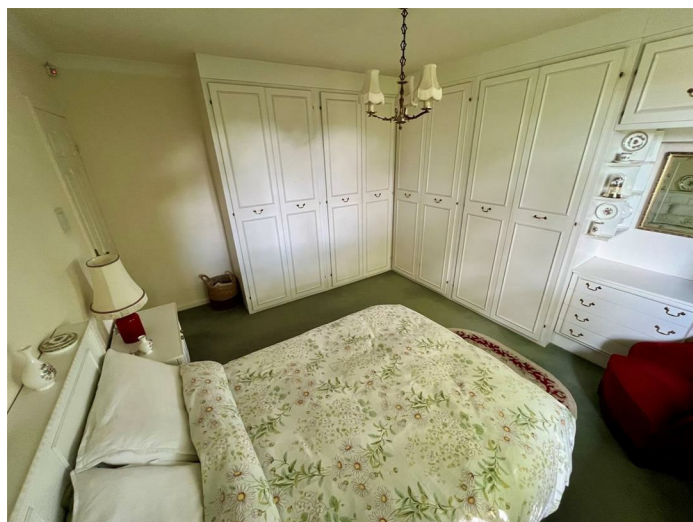


SIDE UTILITY AREA
26'7" x 4'9" max (8.10m x 1.45m max)



Having UPVC double glazed window to the rear and UPVC double glazed doors to the front and rear, two wall light points, 'Belfast' sink and space and plumbing for automatic washing machine

BEDROOM ONE
13'0" x 12'0" (3.96m x 3.66m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes providing hanging rail and shelf storage

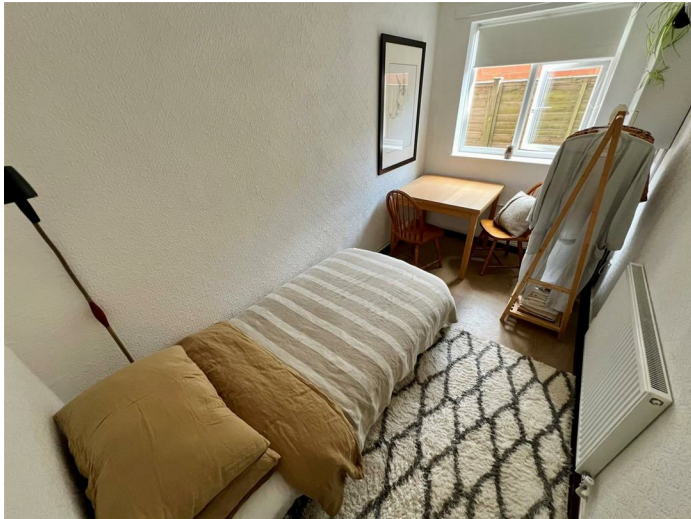


BEDROOM TWO
9'10" x 9'0" (3.00m x 2.74m)



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

BEDROOM THREE
12'0" x 6'6" (3.66m x 1.98m)



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

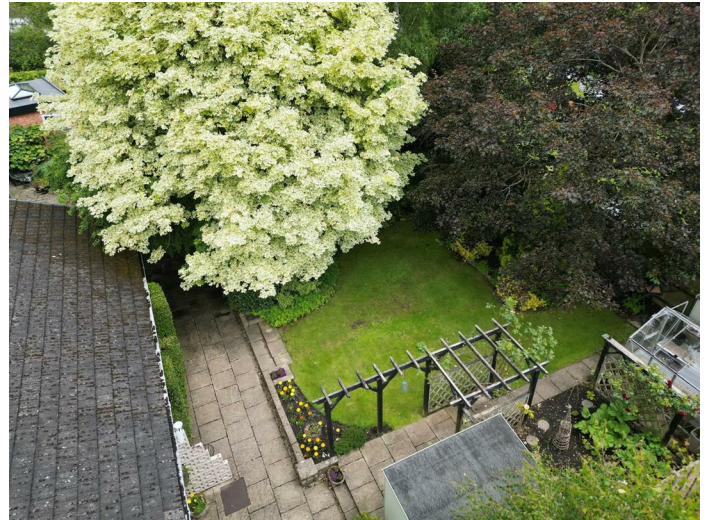
BATHROOM



Having UPVC double glazed window to the rear, recessed ceiling spotlights, central heating radiator, full height wall

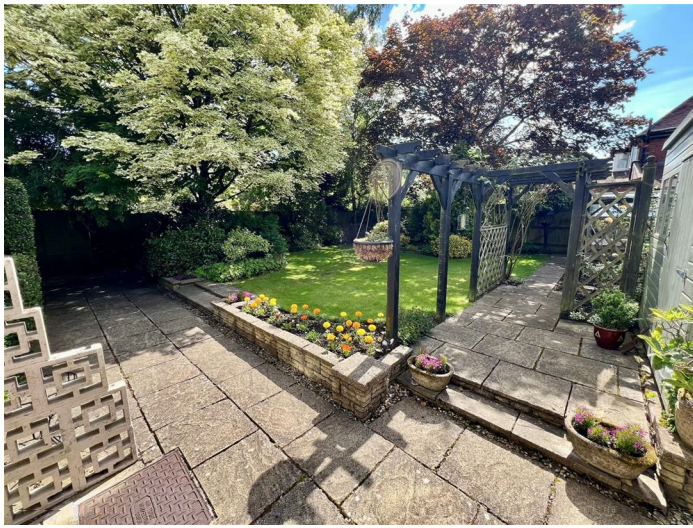
tiling, panelled bath with electric shower over and glazed screen, vanity unit with inset wash hand basin, bidet and low level WC

DELIGHTFUL REAR GARDEN



Having a paved patio area with slightly elevated lawn beyond having well stocked borders and pergola with additional planting bed, greenhouse and garden shed. The garden is enclosed by a fenced surround and has gated access to the front.



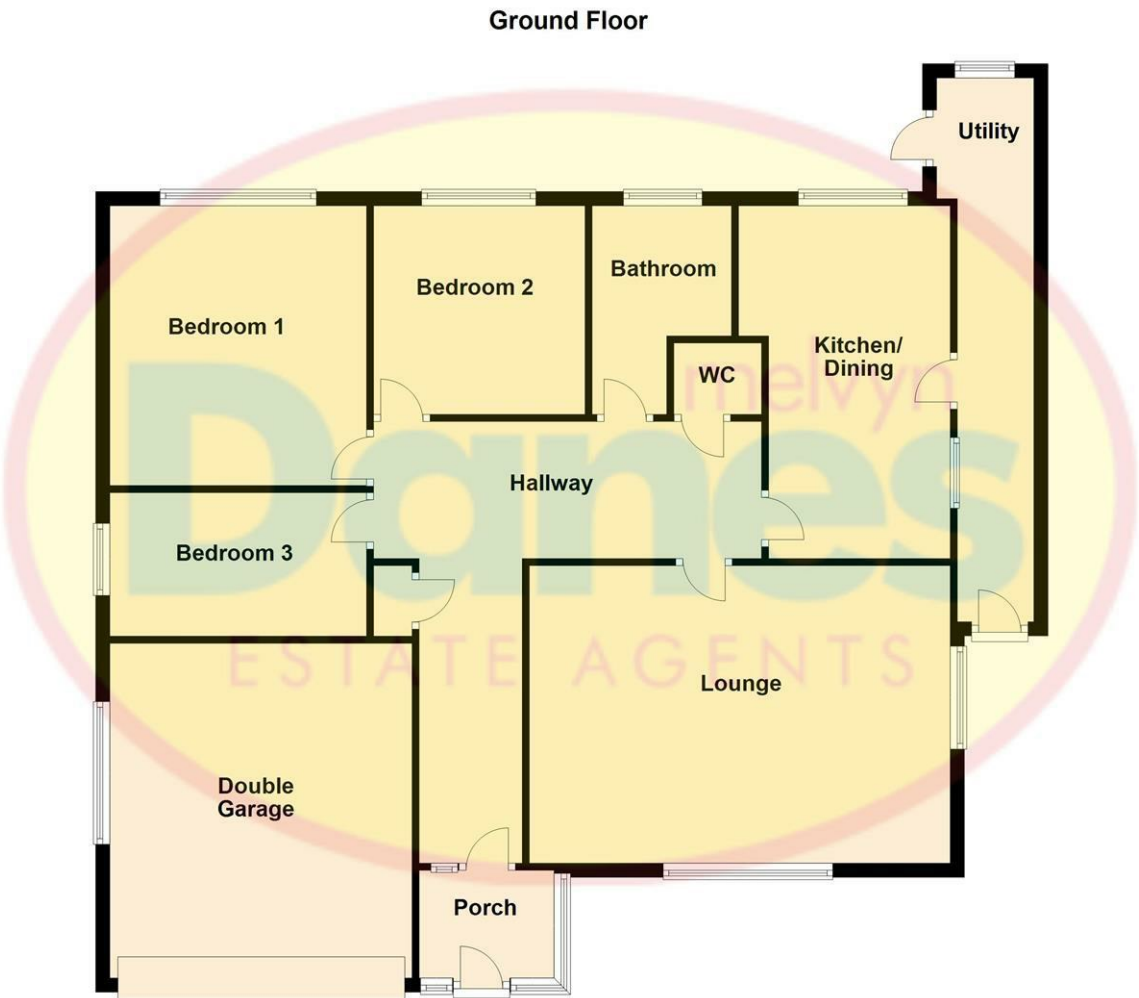


DOUBLE WIDTH GARAGE
15'7" x 14'0" (4.75m x 4.27m)

Having remote control up and over door to the driveway,
light, power and UPVC double glazed window to the side

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.



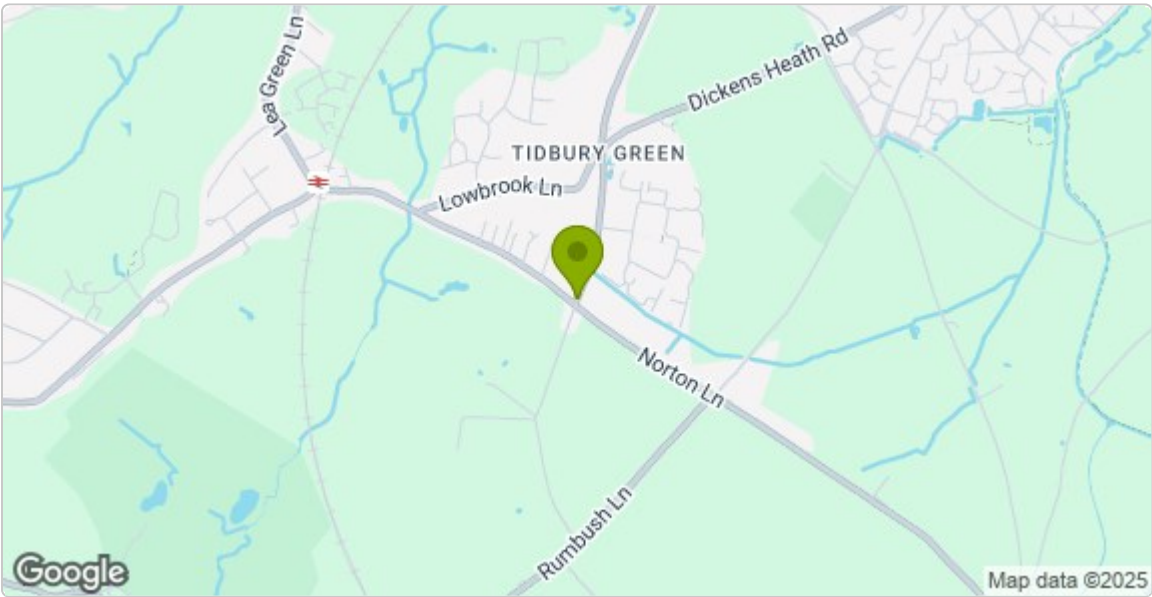
TENURE: We are advised that the property is Freehold

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.



151 Fulford Hall Road
Tidbury Green Solihull
B90 1QY

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	