



# Rydal Way, Hall Green

## Offers In Excess Of £200,000

- NO UPWARD CHAIN
- LOUNGE
- KITCHEN
- BATHROOM
- GARAGE
- HALLWAY
- DINING ROOM
- THREE BEDROOMS
- REAR GARDEN
- PARKING SPACE

A mid terraced property in a popular and convenient location close to the A34 Stratford Road.

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 modern terraced house which is approached by an open grass area to the front with paved footpath flanked by lawn leading up to a UPVC double glazed door into

### HALLWAY

### LOUNGE

**15'9" max x 13'10" max (4.80m max x 4.22m max)**



Having double glazed window to front aspect, two ceiling light points, two central heating radiators, coved cornice to ceiling, door off to under stair storage, dining room and

### KITCHEN

**9'9" x 8'10" (2.97m x 2.69m)**



Having double glazed window to rear aspect, double glazed door to rear garden, base units with work surface over incorporating stainless steel sink and drainer, space for cooker, space for fridge freezer, ceiling light point and wall mounted gas central heating boiler

### DINING ROOM

**9'11" x 7'8" (3.02m x 2.34m)**



Having double glazed window to rear aspect, ceiling light point, central heating radiator and coved cornice to ceiling

### FIRST FLOOR LANDING

Having ceiling light point, loft access and doors off to the three bedrooms, bathroom and airing cupboard

**BEDROOM ONE**  
**12'5" x 10'8" (3.78m x 3.25m)**



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

**BEDROOM TWO**  
**13'5" x 7'8" (4.09m x 2.34m)**

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

**BEDROOM THREE**  
**7'11" x 9'1" (2.41m x 2.77m)**

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

**BATHROOM**



Having double glazed window to rear elevation, panel bath with electric shower over, pedestal wash hand basin, low level wc, ceiling light point and central heating radiator

**REAR GARDEN**



Having paved patio and the rest low maintenance with mature plants, shrubs and trees and gated access to the parking and garage area

**GARAGE**  
**15'3" x 7'7" (4.65m x 2.31m)**



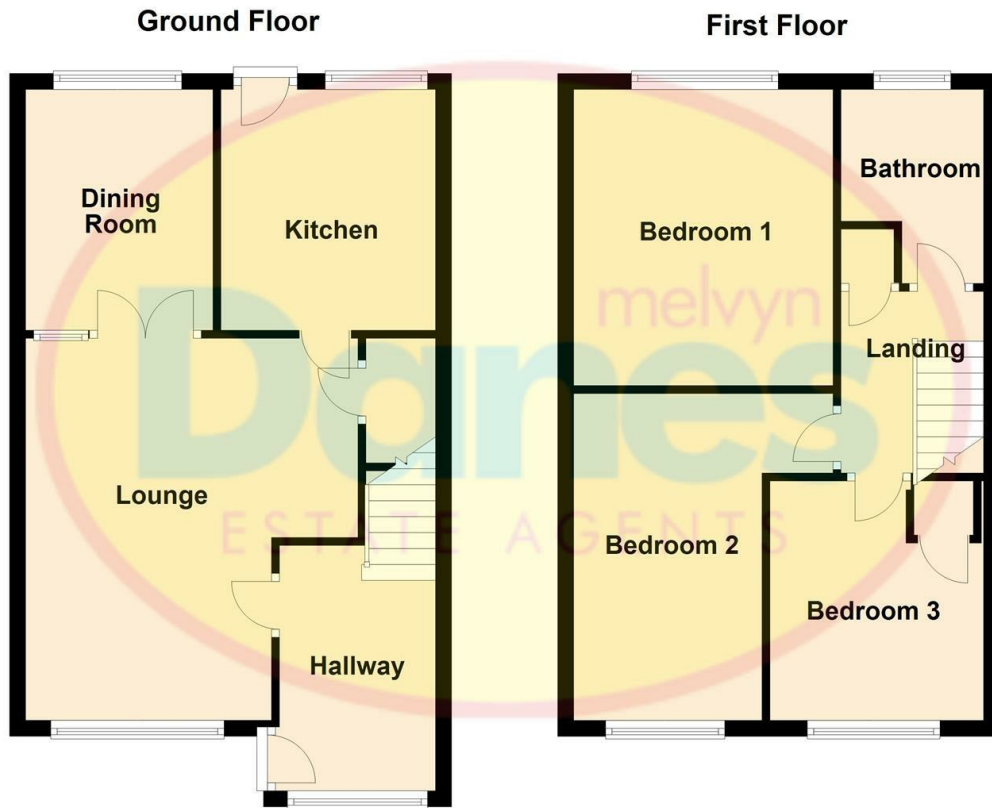
Having up and over door

**PARKING**

Parking space for one car next to the garage

## 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.

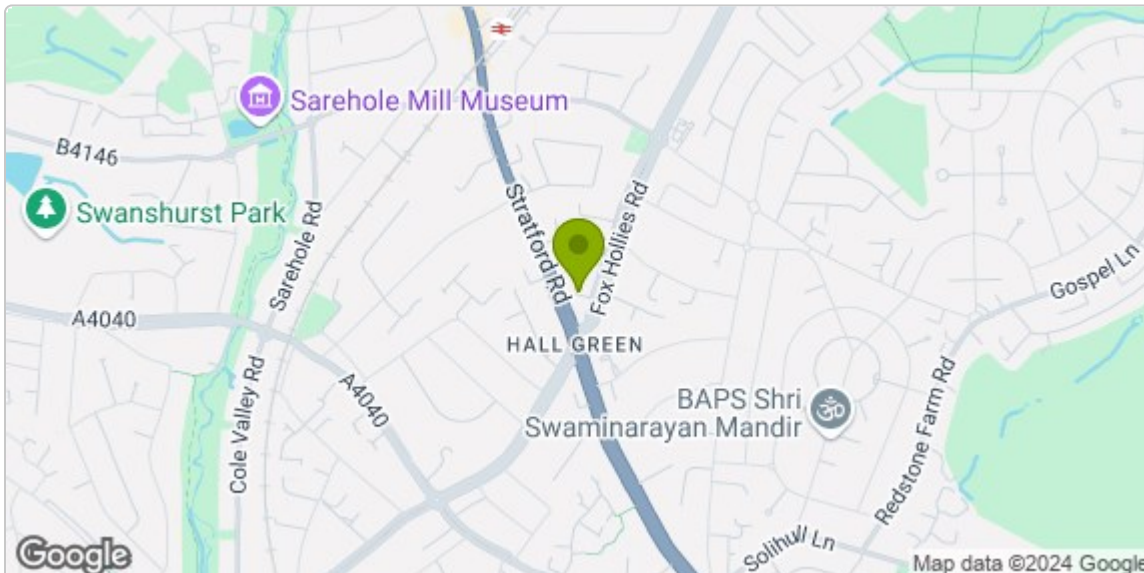


**TENURE:** We are advised that the property is Freehold  
**COUNCIL TAX BAND:** C

**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:**  
 15 Rydal Way Hall Green  
 Birmingham B28 9DA

**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
			<b>87</b>
		<b>60</b>	
England & Wales		EU Directive 2002/91/EC	

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