



melvyn  
**Danes**  
ESTATE AGENTS

Pitmaston Road  
Hall Green  
Offers Over £199,950



## Description

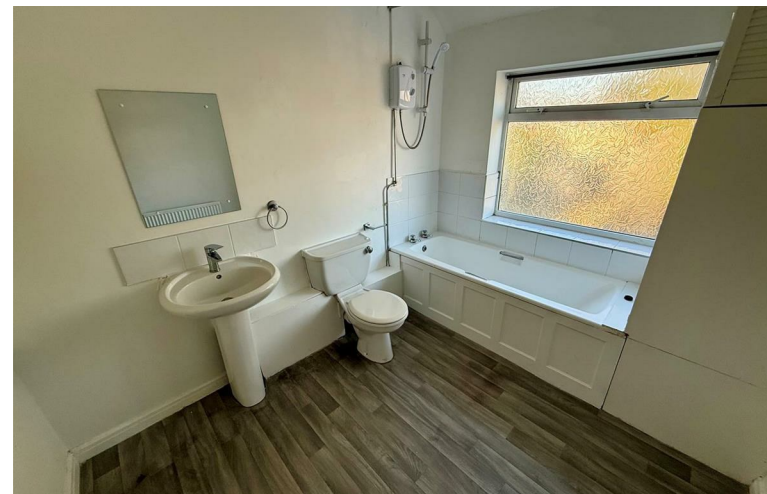
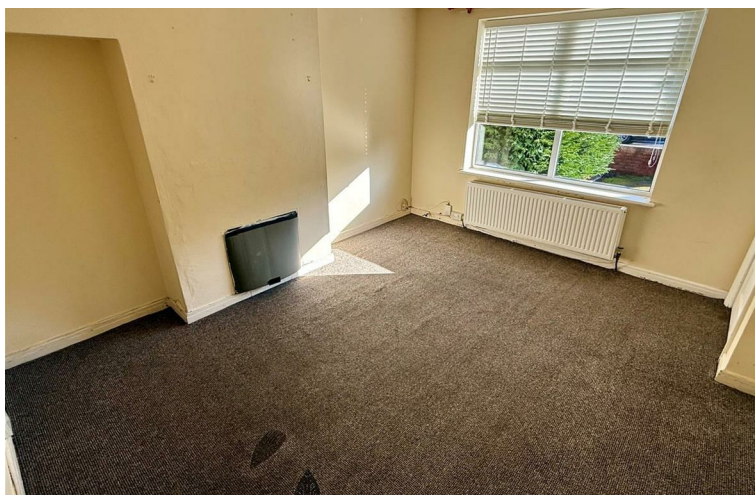
Pitmaston Road is located directly off Solihull Road, close to the junction with Streetsbrook Road.

The nearby main Stratford Road offers excellent shopping facilities, which extend into Birmingham and central Shirley. Regular bus services operate along the road into the city centre and its surrounding districts, and down into Shirley and central Solihull.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys including the Parkgate Centre, 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.

Hall Green Railway Station is just off the Stratford Road and offers commuter services, and there are a wide choice of restaurants and hostelrys within the area, together with the well regarded schooling at Hall Green School and College, although education facilities are subject to confirmation from the Education Department.

An ideal location, therefore, for this mid terrace house which is in need of some cosmetic updating but offers 'the basics' for any buyer who is looking to put their own stamp on a property





**FRONT DRIVEWAY**

**RECEPTION HALLWAY**

**LOUNGE**

14'0" max x 11'10" max (4.27m max x 3.61m max)

**BREAKFAST KITCHEN**

12'1" x 9'4" (3.68m x 2.84m)

**CONSERVATORY**

17'7" overall x 6'1" (5.36m overall x 1.85m)

**GROUND FLOOR WC**

**SIDE PASSAGEWAY**

**LANDING**

**BEDROOM ONE**

17'2" max (12'0" overall) x 10'8"  
(5.23m max (3.66m overall) x 3.25m)

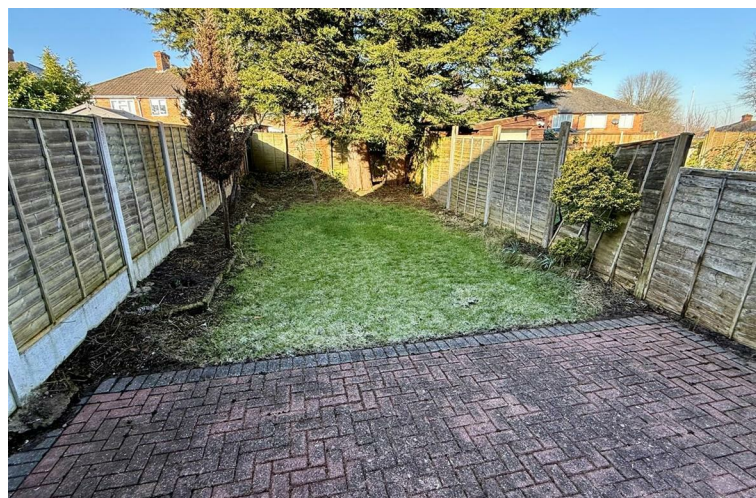
**BEDROOM TWO**

12'9" x 9'1" (3.89m x 2.77m)

**BATHROOM**

9'7" x 7'9" (2.92m x 2.36m)

**REAR GARDEN**



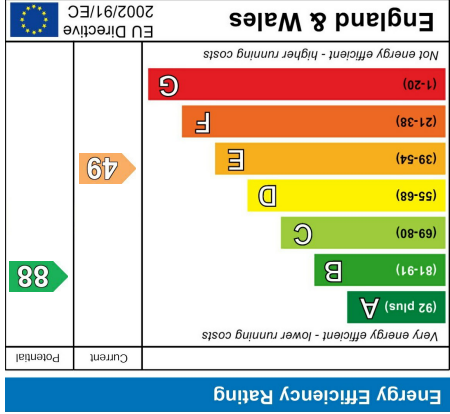
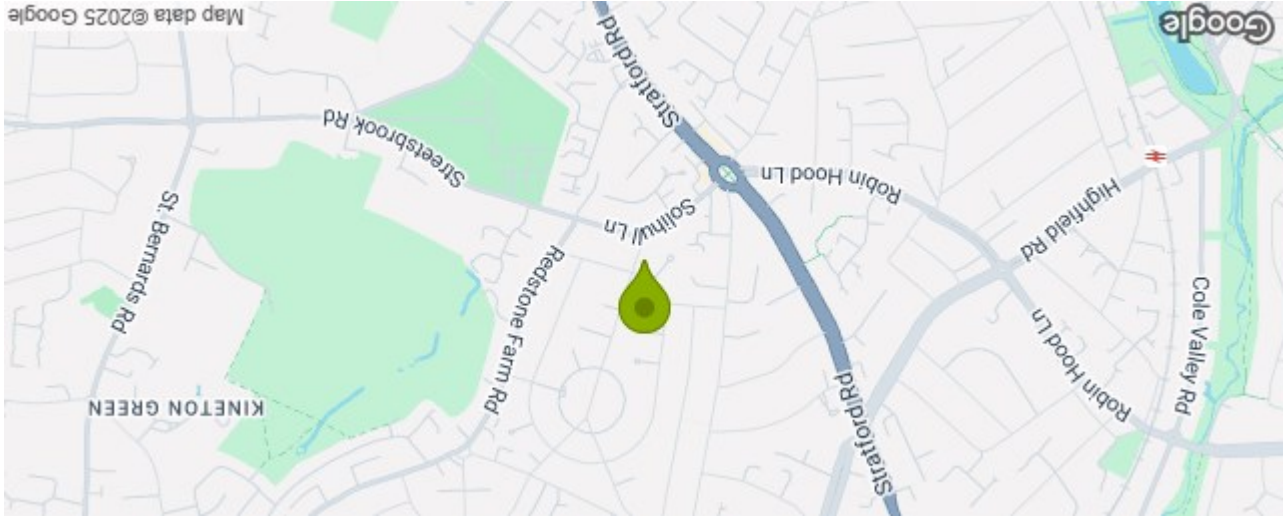
TENURE: We are advised that the property is Freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 14 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 06/02/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage dependant on the provider/data taken from checker.ofcom.org.uk on 06/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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.

16 Pitmaston Road Hall Green Birmingham B28 9PT  
Council Tax Band: A

