

A yellow oval logo with a green border. Inside, the word "Danes" is written in large green letters, with "melvyn" in smaller green letters above it. Below "Danes", the words "ESTATE AGENTS" are written in smaller green letters.

**melvyn
Danes**
ESTATE AGENTS

A photograph of a two-story red brick house with white window frames and a grey front door. The house has a black tiled roof and a small black awning over the front door. A wooden fence runs along the front garden, and a gravel driveway is in the foreground. A street sign on a post in the garden reads "NAIRN CLOSE". Other houses and parked cars are visible in the background under a blue sky with clouds.

NAIRN CLOSE

Nairn Close

Hall Green

Offers Around £400,000

Description

Ready to move straight in, this spacious family home is situated on this very well located and popular development.

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.

Set back from the road via a neat lawned foregarden, a ramp gives access to the composite front door which opens into the hallway, there is a turned staircase to the first floor accommodation and oak veneer doors into the front reception room and superb open plan kitchen dining family room with shaker style wall and base units with marble effect work surfaces over, windows and double doors open into the rear garden.

On the first floor landing oak veneered doors open into the master bedroom with ensuite, two further double bedrooms and a modern bathroom.

The rear garden has a paved patio with lawn, fencing to boundaries and gated side access.



Accommodation

ENTRANCE HALLWAY

GUEST CLOAKS WC

RECEPTION ROOM

12'2 x 8'11 (3.71m x 2.72m)

OPEN PLAN KITCHEN DINING

FAMILY ROOM

21'9 x 20'6 (6.63m x 6.25m)

LANDING

MASTER BEDROOM

13'5 x 11'6 max (4.09m x 3.51m max)

BEDROOM 2

11'10 X 10'1

BEDROOM 3

10'0 x 10'0 (3.05m x 3.05m)

MODERN BATHROOM

REAR GARDEN



TENURE: We are advised that the property is Freehold.

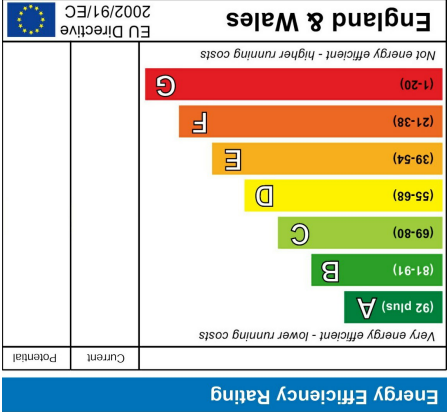
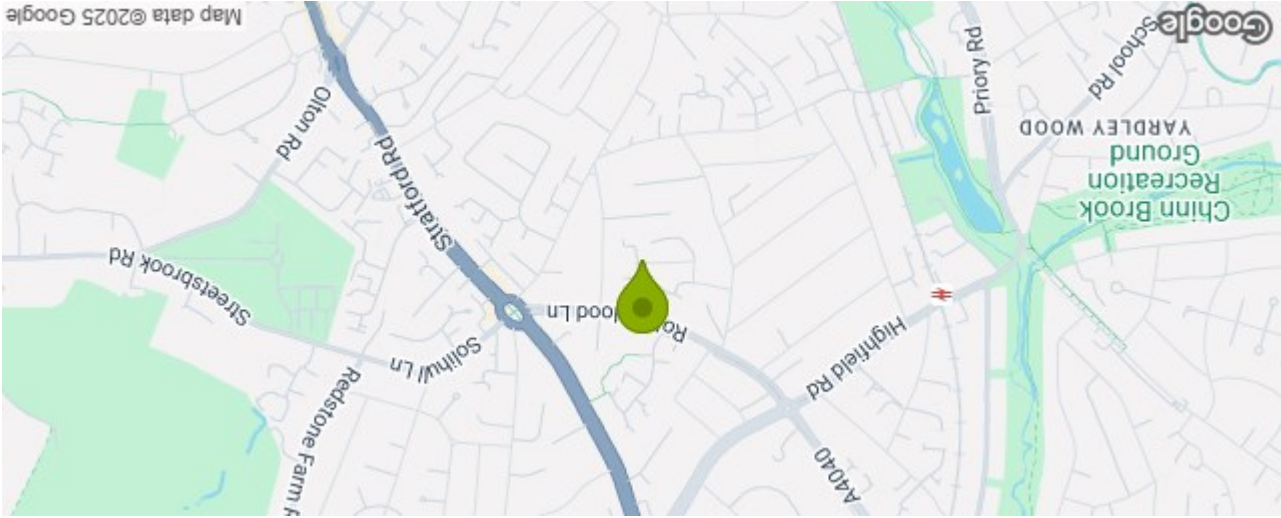
BROADBAND: Unknown at this time as it is newly constructed.

MOBILE: Unknown at this time as it is newly constructed.

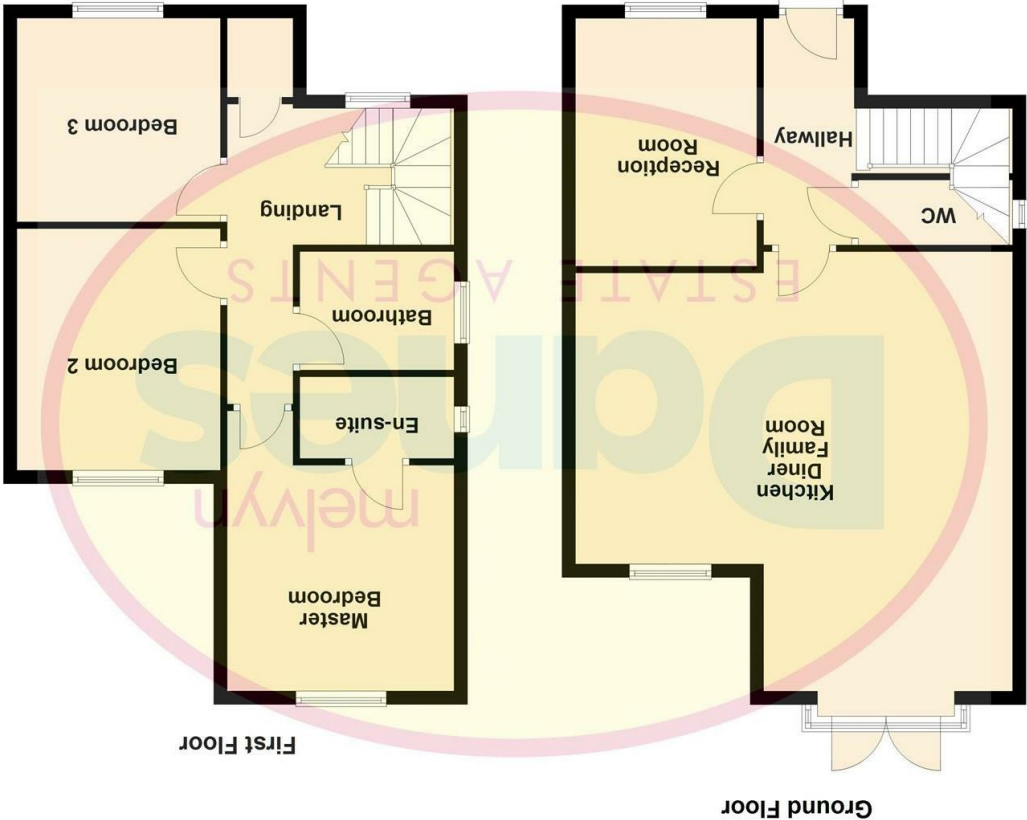
VIEWING: By appointment only with the office on the number below.

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.

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33 Nairn Close Hall Green Birmingham B28 0NX
Council Tax Band: New Build



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.