



**melvyn
Danes**
ESTATE AGENTS

Watwood Road

Hall Green

Offers Around £289,950

Description

Watwood Road is typical of the 1930's tree lined streets of Shirley and Hall Green along its length are similar traditional bay fronted properties. The road links between Delrene Road and Stroud Road.

Situated along Haslucks Green Road is a small parade of local shops and Haslucks Green Junior School. Velsheda Road leads off Haslucks Green Road and provides access to Burman Infant School. We are advised that senior schooling is catered for at Light Hall School, and Our Lady of the Wayside Roman Catholic Nursery, Junior and Infant School is on the nearby A34 Stratford Road. Education facilities are subject to confirmation from the Education Department.

On the Stratford Road one will find an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and superstores on the Retail Park. Including the new Parkgate Development and Asda. Also along the A34 is the community centre, a wide choice of restaurants and hosteries and access to Shirley Park, which can also be accessed from Haslucks Green Road. Shirley Railway Station is sited off Haslucks Green Road and offers commuter services between Stratford upon Avon and Birmingham. Frequent bus services operate within Haslucks Green Road and along the Stratford Road taking one into the city centre of Birmingham and its outlying suburbs or into nearby Solihull.

An ideal location therefore for this extended and well maintained semi detached property which sits back from the road behind a raised block set driveway which is flanked by a path which ascend to the nicely presented, extended family home with a great size, well maintained rear garden with a double garage at the end of the garden with access from the rear.



PORCH

HALLWAY

SITTING ROOM

13'7" into bay x 10'5" (4.14m into bay x 3.18m)

EXTENDED LOUNGE DINER

20'4" x 10'5" (6.20m x 3.18m)

EXTENDED KITCHEN

17'4" x 5'5" (5.28m x 1.65m)

SIDE STORE/UTILITY

16'1" x 4'7" (4.90m x 1.40m)

FIRST FLOOR LANDING

BEDROOM ONE

13'8" into bay x 9'11" (4.17m into bay x 3.02m)

BEDROOM TWO

11'0" x 9'11" (3.35m x 3.02m)

BEDROOM THREE

7'3" x 6'0" (2.21m x 1.83m)

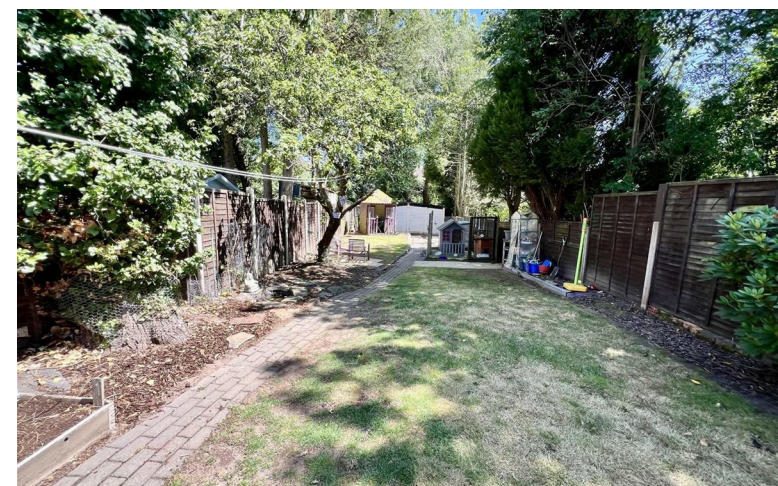
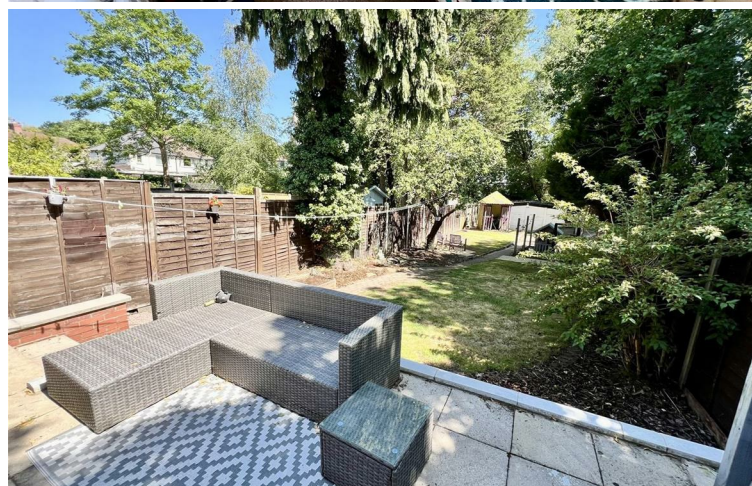
FAMILY BATHROOM

OUTSIDE

REAR GARDEN

DOUBLE GARAGE

19'10" x 15'7" (6.05m x 4.75m)



TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 16 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 02/07/2025. Actual service availability at the property or speeds received may be different.

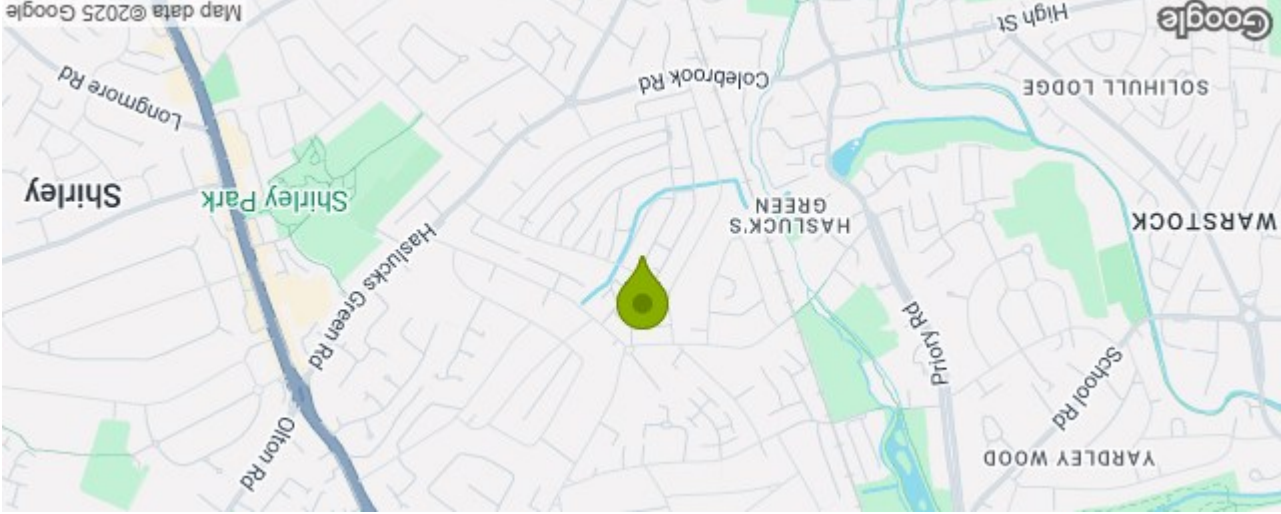
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 02/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

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 vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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 a sale. 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.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Energy Efficiency Rating																		
Very energy efficient - lower running costs	A (92 plus)	A horizontal bar chart showing the Energy Efficiency Rating scale from A to G. The scale is divided into two main sections: 'Very energy efficient - lower running costs' (A to D) and 'Not energy efficient - higher running costs' (E to G). The ratings are represented by colored bars of increasing length from A to G. The colors are: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (dark orange), and G (red). The bars are labeled with their respective rating letters and numerical ranges in parentheses. <table border="1"><thead><tr><th>Rating</th><th>Running Costs</th></tr></thead><tbody><tr><td>A</td><td>92 plus</td></tr><tr><td>B</td><td>81-91</td></tr><tr><td>C</td><td>69-80</td></tr><tr><td>D</td><td>55-68</td></tr><tr><td>E</td><td>39-54</td></tr><tr><td>F</td><td>21-38</td></tr><tr><td>G</td><td>1-20</td></tr></tbody></table>	Rating	Running Costs	A	92 plus	B	81-91	C	69-80	D	55-68	E	39-54	F	21-38	G	1-20
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Current	Potential																	
EU Directive 2002/91/EC																		
England & Wales																		

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.

14 Watwood Road Hall Green Birmingham B28 0TN
Council Tax Band: C

