

A yellow oval logo with a green border. Inside, the word "melvyn" is in a small, green, sans-serif font. Below it, the word "Danes" is in a large, bold, green, sans-serif font. At the bottom, the words "ESTATE AGENTS" are in a smaller, green, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

A photograph of a two-story semi-detached house with white rendered walls and red brickwork at the base and around the windows. It features a large bay window on the first floor and a smaller one on the second floor. The front door is white with a glass panel and is set within a small porch. The house is on a paved street with a brick-paved driveway. To the right, another similar house is partially visible.

**Blackburne Road**

**Hall Green**

**Offers Around £290,000**

## Description

Blackburne Road is conveniently located off Highfield Road, well placed to take advantage of all the amenities of Hall Green and Shirley. We are advised that the property is situated within the catchment area of Hall Green School, and for infant and junior children there is Chilcote Junior and Infant School in Chilcote Close or Hall Green Junior and Infant School on the Stratford Road, although education facilities are 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 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.

An ideal location therefore for this traditional semi detached property which is set back from the road behind a paved driveway leading to sliding patio styled UPVC double glazed door into the porch, from the hallway there are doors to two reception rooms and the kitchen leading into the veranda.

On the first floor there are three bedrooms and a bathroom.

The rear garden is private and mature with block paved patio, lawn, flower, shrub and herbaceous borders, timber shed, greenhouse, fencing to boundaries and gated side access.



**PORCH**

**HALLWAY**

**LOUNGE**

12'3 into bay x 12'4 (3.73m into bay x 3.76m)

**DINING ROOM**

14'5 inot bay x 10'10 (4.39m inot bay x 3.30m)

**KITCHEN**

11'1 max x 7'6 (3.38m max x 2.29m)

**VERANDA**

11'7 x 5'8 (3.53m x 1.73m)

**LANDING**

**BEDROOM 1**

13'0 x 11'6 (3.96m x 3.51m)

**BEDROOM 2**

11'6 max x 10'6 (3.51m max x 3.20m)

**BEDROOM 3**

7'6 x 7'4 (2.29m x 2.24m)

**BATHROOM**

**REAR GARDEN**

**FRONT DRIVEWAY**



TENURE: We are advised that the property is freehold.

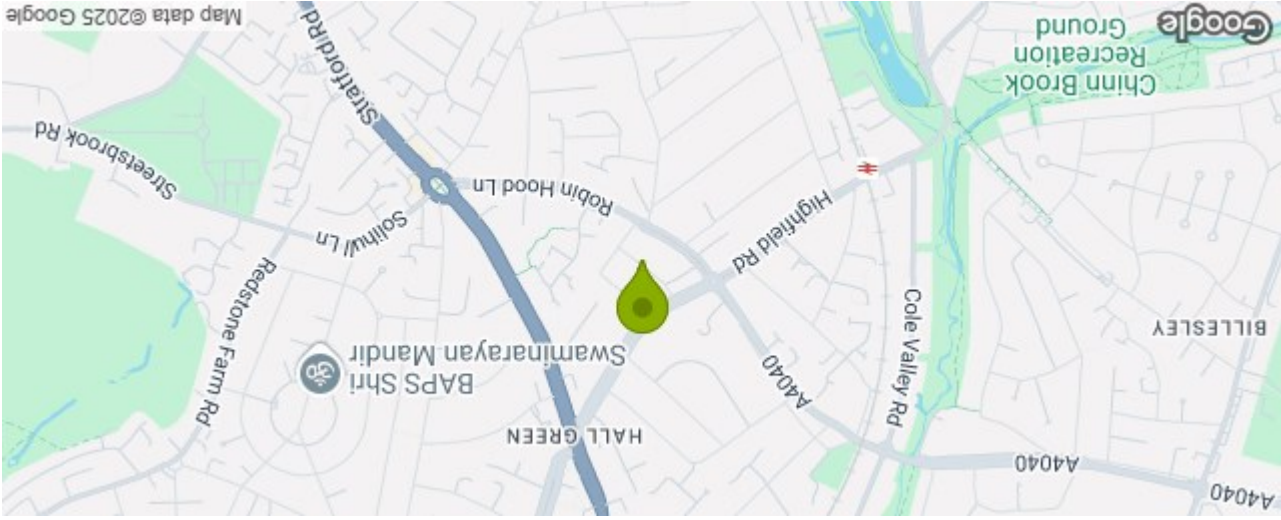
BROADBAND: We understand that the standard broadband download speed at the property is around 15Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 12/03/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 03/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

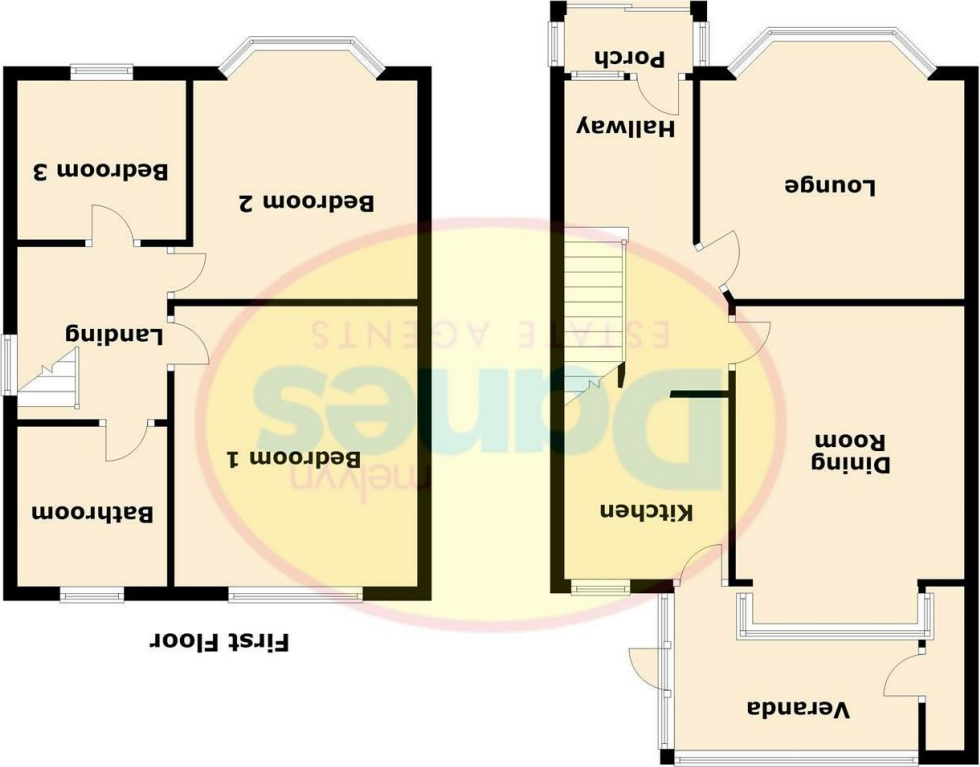
VIEWING: By appointment only with the office on the number below.

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.



Ground Floor



31 Blackburne Road Hall Green Birmingham B28 0JB  
Council Tax Band: D

| Energy Efficiency Rating                    |             |                                             |  |
|---------------------------------------------|-------------|---------------------------------------------|--|
|                                             |             |                                             |  |
| Very energy efficient - lower running costs | A (92 plus) | Not energy efficient - higher running costs |  |
|                                             | B (81-91)   |                                             |  |
| C (69-80)                                   |             |                                             |  |
| D (55-68)                                   |             |                                             |  |
| E (39-54)                                   |             |                                             |  |
| F (21-38)                                   |             |                                             |  |
| G (1-20)                                    |             |                                             |  |
| 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.