

# Cottons

CHARTERED SURVEYORS

649 Shirley Road, Hall Green,  
Birmingham, B28 9JU

**£350,000**



- Traditional Semi-Detached Family Home
- Four Bedrooms
- Built in Garage
- EPC Rating: D
- Two Reception Rooms
- Requiring Modernisation Throughout

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
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An attractive traditional semi-detached family home with **FOUR BEDROOMS** and **REQUIRING MODERNISATION** in a **HIGHLY DESIRABLE LOCATION** within **HALL GREEN**.

Benefiting from uPVC double glazed windows to principal dwelling rooms and combi gas central heating, this ideal family home comprises; driveway, open storm porch, hallway, two reception rooms, kitchen with store room off, downstairs W.C., built in garage, four bedrooms, first floor bathroom with shower cubicle, separate W.C. and rear garden.

With potential to extend and develop (subject to any appropriate planning consent and building regulation compliance). Offered with **NO UPWARD CHAIN**.

#### Property Tenure

Freehold

#### Council Tax Band

D

#### EPC Rating

D

#### Location

The property is set back behind a front driveway off Shirley Road in a highly desirable suburban residential location, conveniently situated;

- Circa. 0.8 miles from Hall Green Train Station.
- Circa. 3.2 miles from Solihull Town Centre.
- Circa. 4.9 miles from Birmingham City Centre.

#### Description

A traditional two storey semi-detached dwelling constructed circa. 1930s of brick wall construction surmounted by a clay tile pitched roof providing well laid out accommodation in need of full modernisation throughout.

All external windows are uPVC frames with sealed double-glazed units and the property has a gas fired central heating system with radiators in all principal rooms which runs from a 'Glow Worm' gas boiler located in the kitchen.

#### Accommodation

Please refer to floor plan for room measurements.

#### Ground Floor

Hallway, front reception room, rear reception room, kitchen, store room, side lobby, W.C., built in garage.

#### First Floor

Stairs and landing, bedroom one (double), bedroom two (\*double), bedroom three (single), bedroom four (single), bathroom with separate shower cubicle and separate W.C.

#### Outside

Front driveway and rear garden with brick-built outbuilding.

#### Availability

The property is offered with vacant possession on completion and no upward chain.



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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## 649 Shirley Road

Approximate Gross Internal Area = 112.4 sq m / 1210 sq ft  
Garage = 11.0 sq m / 118 sq ft  
Total = 123.4 sq m / 1328 sq ft

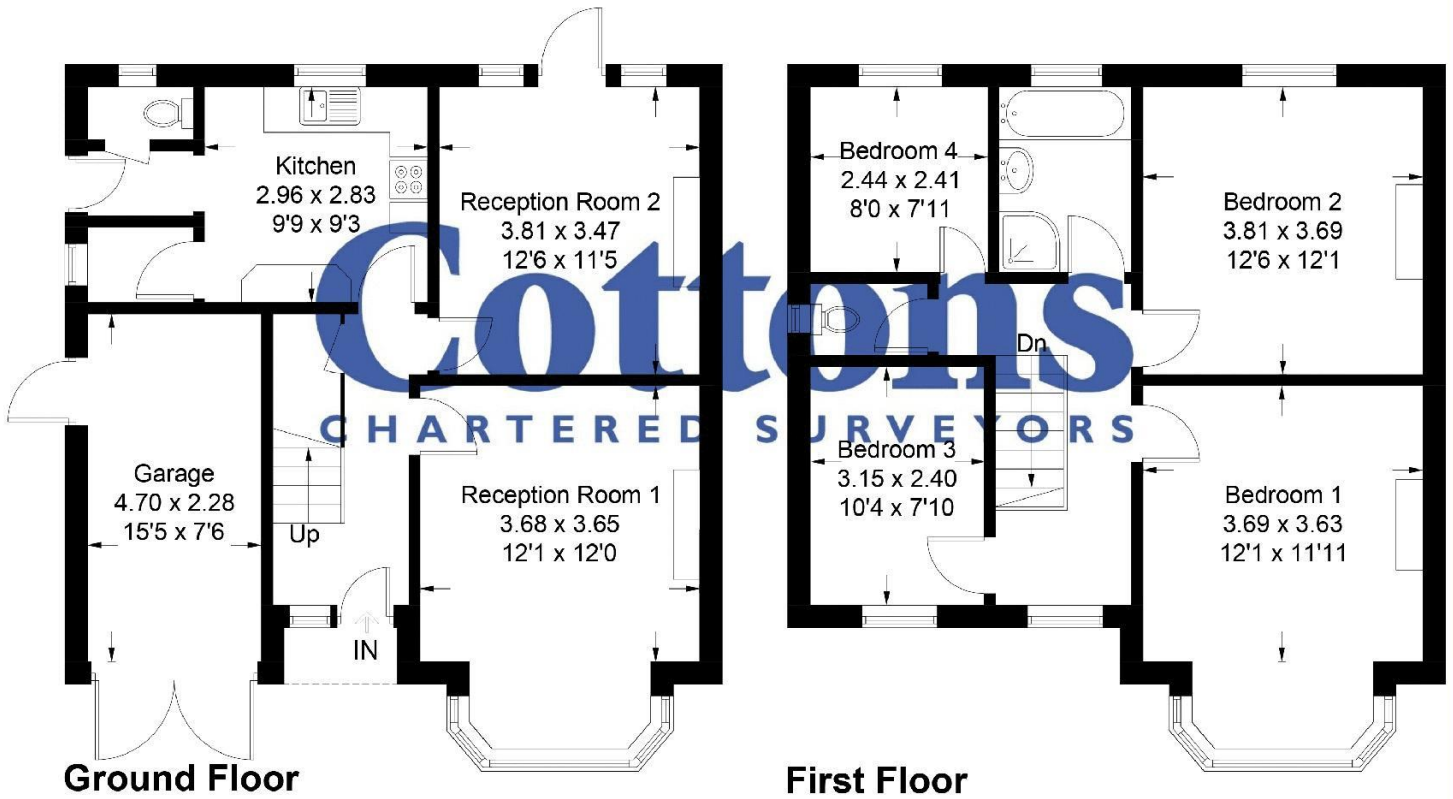


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0121 247 4747

359 - 361 Hagley Road, Edgbaston, Birmingham, West Midlands, B17 8DL

domalley@cottons.co.uk

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