

The logo for Melvyn Danes Estate Agents is a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, black, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, black, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A yellow oval sign on a white post. The sign features the "Danes" logo in green, the phone number "0121 744 1921" in black, and the website "melvyn.co.uk" in a smaller black font. At the bottom of the sign, the words "FOR SALE" are written in red.

Danes
0121 744 1921
melvyn.co.uk
FOR SALE

68

**Green Road
Hall Green
Offers Around £300,000**

Description

This traditional semi detached property is ideally situated in Green Road, a popular and convenient location within easy access into Birmingham City Centre via bus, car or Hall Green train station which is just a short distance away.

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 on the Stratford Road, 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 and Bull Ring Shopping Centre offering shopping facilities and evening entertainments.

An excellent location therefore for this traditional semi detached family home having a really good size rear garden and the benefit of being offered with no upward chain.



Accommodation

PORCH

HALLWAY

LOUNGE

13'7" into bay x 12'2" (4.14m into bay x 3.71m)

DINING ROOM

12'3" x 11'2" (3.73m x 3.40m)

KITCHEN

8'10" x 8'2" (2.69m x 2.49m)

CONSERVATORY

8'7" x 9'8" (2.62m x 2.95m)

REAR PORCH

7'1" x 7'11" (2.16m x 2.41m)

FIRST FLOOR LANDING

BEDROOM ONE

14'2" into bay x 12'3" (4.32m into bay x 3.73m)

BEDROOM TWO

12'3" x 11'3" (3.73m x 3.43m)

BEDROOM THREE

8'11" x 8'2" (2.72m x 2.49m)

BATHROOM

GOOD SIZE REAR GARDEN

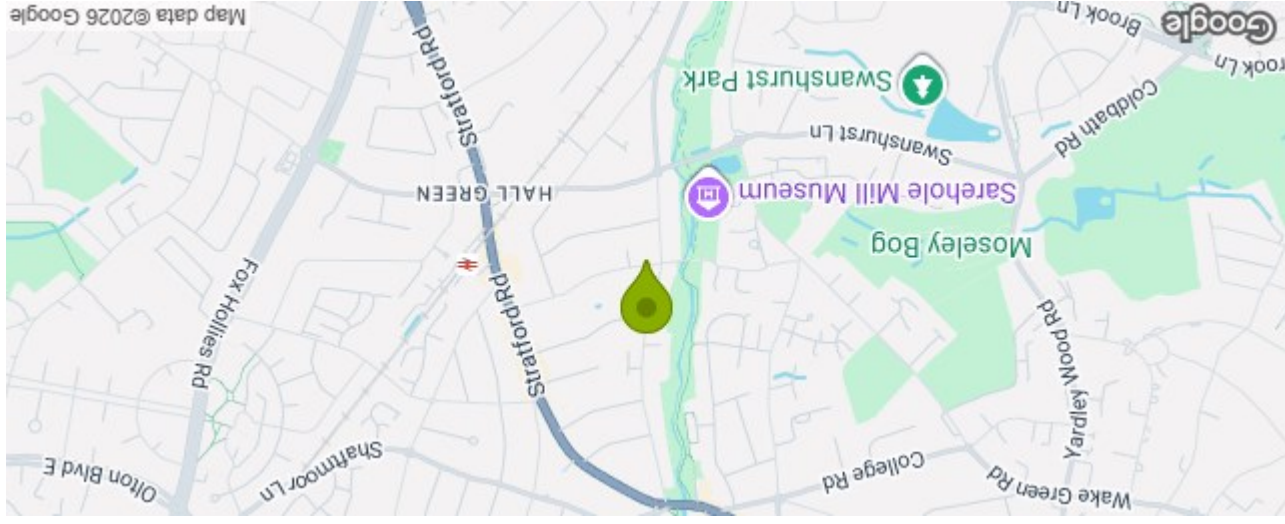


TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 17 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 18/11/2025.

MOBILE: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available. (data taken from checker.ofcom.org.uk on 18/11/2025). 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.

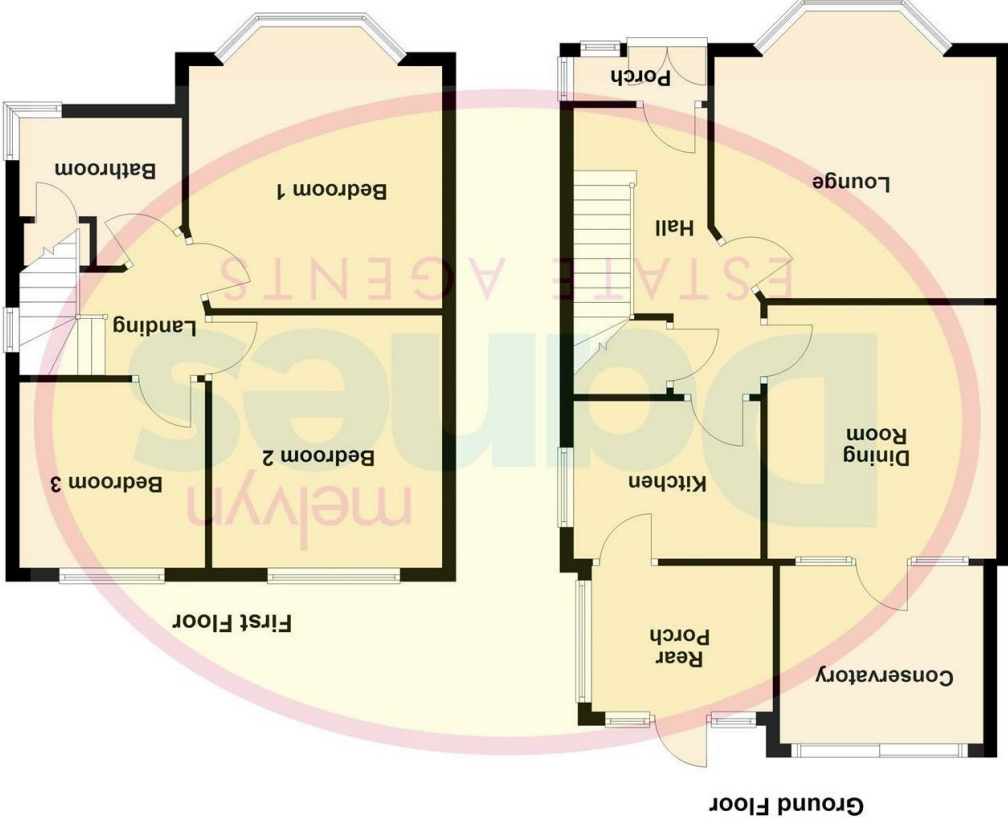


Energy Efficiency Rating		
Very energy efficient - lower running costs	(92 plus)	A
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
Current	78	
Potential	16	

EU Directive 2002/91/EC

England & Wales

68 Green Road Hall Green Birmingham B28 8DD
Council Tax Band: D



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.