melvyn Danes
ESTATE AGENTS

28 WATWOOD ROAD, HALL GREEN, B28 0TN

OFFERS AROUND £270,000

- PORCH
- THROUGH LOUNGE DINER
- THREE BEDROOMS
- REAR GARDEN
- FRONT DRIVEWAY
- RECEPTION HALLWAY
- EXTENDED KITCHEN
- BATHROOM
- REAR GARAGE
- POPULAR LOCATION

254-256 Stratford Road, Shirley, Solihull, B90 3AE
Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk

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 hostelries 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 traditional semi detached property which sits back from the road behind a front block set driveway leading to a UPVC double glazed door which opens directly to the

PORCH

Having original front door with leaded light inset and matching side lights, opening to the

RECEPTION HALLWAY

Having two wall light points, staircase rising to the first floor accommodation, understairs storage cupboard, laminate wooden flooring, central heating radiator and doors opening to dining area and kitchen

THROUGH LOUNGE DINING ROOM
24'10" into bay x 10'5" overall (7.57m into bay x 3.18m overall)

Having UPVC double glazed bay window to the front and sliding double glazed patio style doors to the rear garden, two ceiling light points, two central heating radiators and feature fireplace

EXTENDED KITCHEN
13'5" x 9'10" (4.09m x 3.00m)

Having UPVC double glazed double opening doors to the rear garden and UPVC double glazed window to the side, recessed ceiling spotlights, central heating radiator and being fitted with a range of wall and base mounted storage units with work surfaces over incorporating sink and drainer with mixer tap, integrated electric oven with gas hob and extractor canopy over, integrated fridge, freezer and dishwasher, space with plumbing for an automatic washing machine

FIRST FLOOR LANDING

Having secondary glazed window to the side, ceiling light point, loft hatch access and doors off to three bedrooms and bathroom

BEDROOM ONE
13'8" into bay x 10'0" max (4.17m into bay x 3.05m max)

Having ceiling light point, central heating radiator, laminate wooden flooring and UPVC double glazed bay window to the front

BEDROOM TWO
11'1" x 10'4" max (3.38m x 3.15m max)

Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobe

BEDROOM THREE
7'3" x 5'10" (2.21m x 1.78m)

Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BATHROOM

Having UPVC double glazed window to the rear, recessed ceiling spotlights, heated towel rail, panelled bath with electric shower over, pedestal wash hand basin, low level WC, full height wall tiling, tiled flooring and airing cupboard housing the combination central heating boiler

OUTSIDE

REAR GARDEN

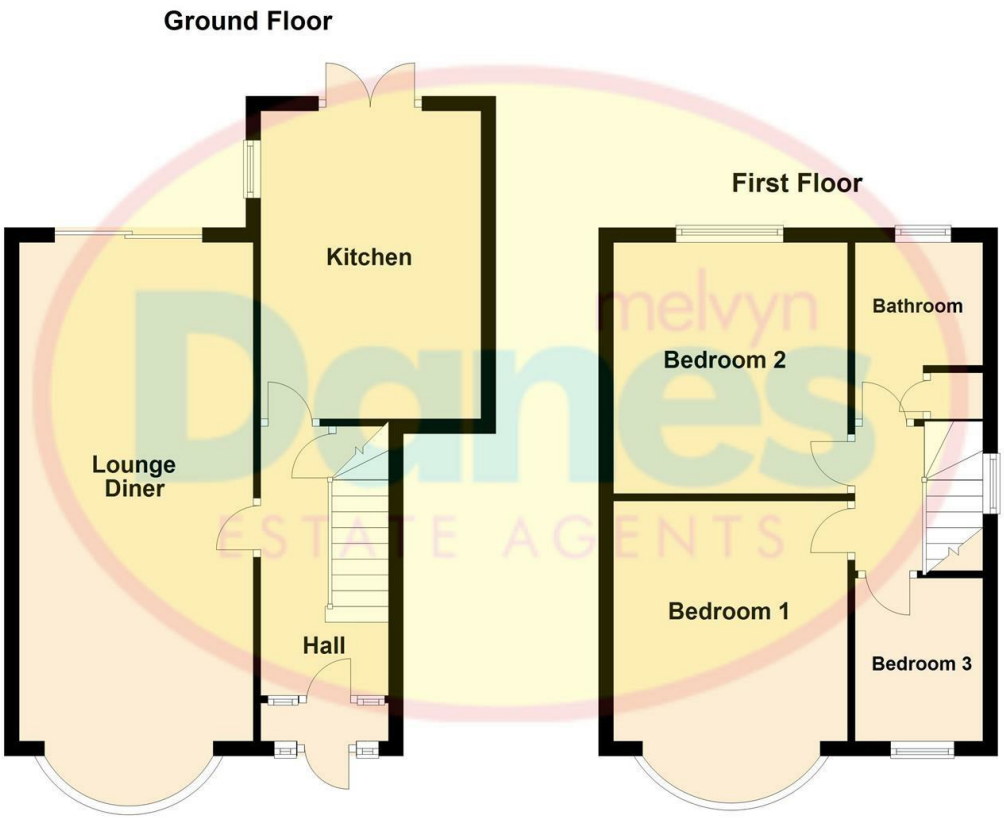
Having raised decked patio area with sunken lawn beyond, divide screening an additional lawn area, defined boundaries

REAR GARAGE/STORE

Having up and over door to the rear access driveway

Floor Plan

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.



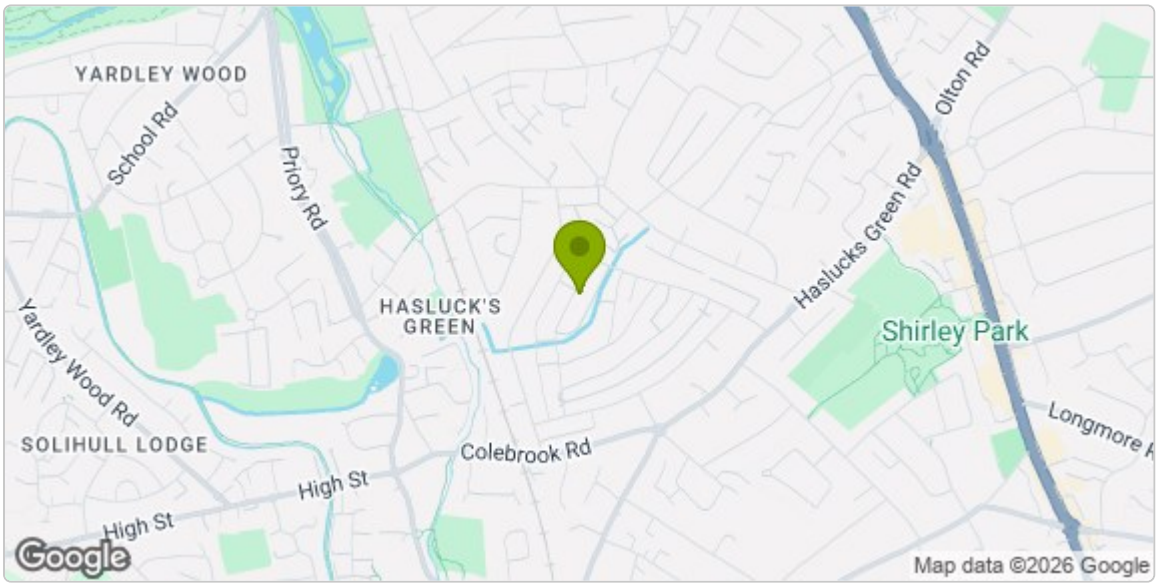
LOCATION
From our Shirley Office pass straight over the A34 Stratford Road into School Road, at the T Junction bear left to adjoin Bills Lane then the second right turn into Hurdis Road. At the T junction bear right to adjoin Haslucks Green Road, take first left turn into Delrene Road and fifth left into Watwood Road where the property can be found on the left hand side as identified by our Agent's For Sale Board.

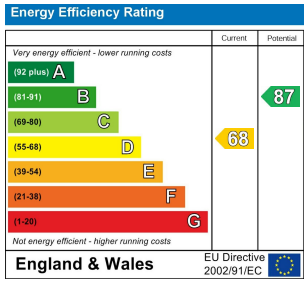
TENURE
We are advised that the property is Freehold but as yet we have not been able to verify this.

VIEWING
By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS
The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





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