



melvyn
Danes
ESTATE AGENTS

Priory Gardens

Hall Green

Offers Around £147,000

Description

This modern second floor apartment is conveniently situated in a convenient cul de sac position with a stunning view over open countryside.

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 hostleries 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 Road 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.

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.

Having secure communal entrance with stairs rising to the second floor where the property can be found. Off the hallway there is the lounge, kitchen diner, master bedroom with en-suite, second bedroom and bathroom. The property has beautiful views over fields, has allocated parking space, several additional visitor spaces and the property is offered with no upward chain.



Accommodation

HALLWAY

LOUNGE

13'1" x 10'1" (3.99m x 3.07m)

KITCHEN DINER

15'4" x 7'6" (4.67m x 2.29m)

BEDROOM ONE

9'8" max x 16'0" max (2.95m max x 4.88m max)

EN-SUITE

BEDROOM TWO

9'8" x 7'0" (2.95m x 2.13m)

BATHROOM

ALLOCATED PARKING SPACE

GARAGE EN BLOC

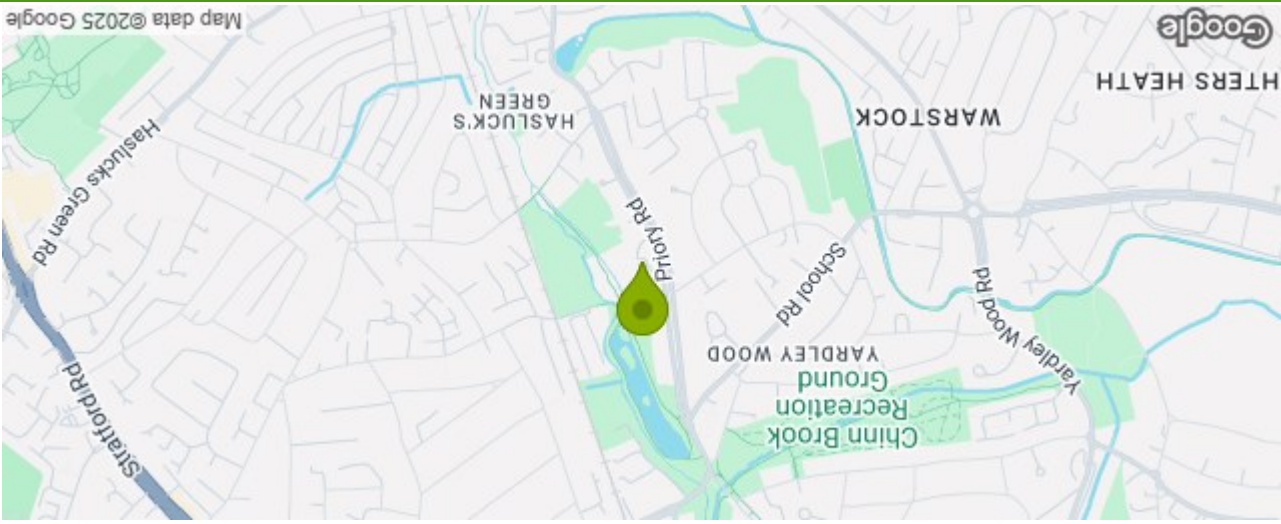


TENURE: We are advised that the property is Leasehold with 103 years remaining on the lease. There is an annual service charge of approximately £1920 and a ground rent of £100 per annum.

BROADBAND: We understand that the standard broadband download speed at the property is around 4 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 900 Mbps. Data taken from checker.ofcom.org.uk on 30/4/2025. Actual service availability at the property or speeds received may be different.

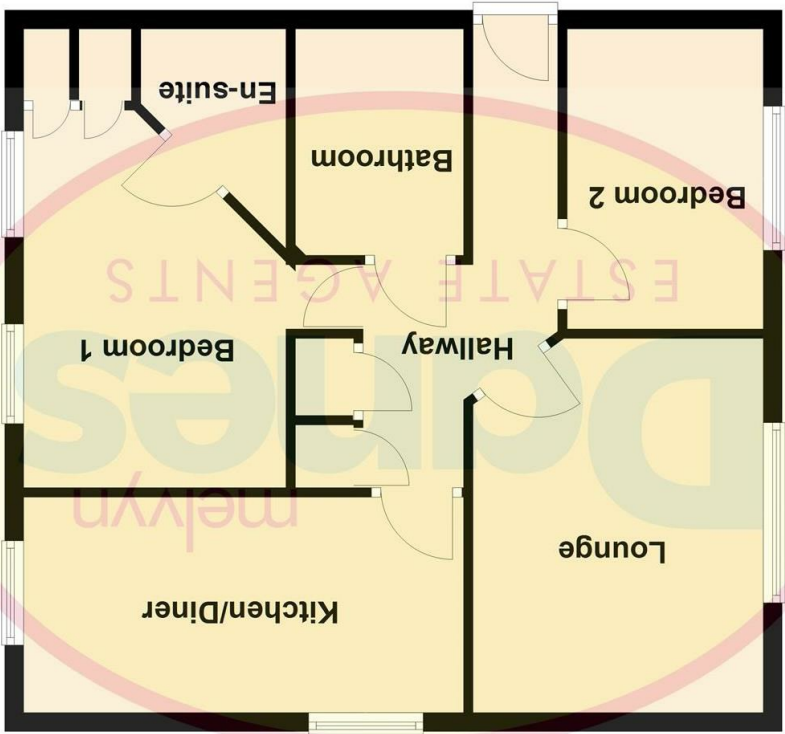
MOBILE: We understand that the property is likely to have limited current mobile coverage dependant on the provider (data taken from checker.ofcom.org.uk on 30/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network 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		
England & Wales		
EU Directive 2002/91/EC	Very energy efficient - lower running costs	A (92 plus)
	(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		77
Potential		78

17 Priory Gardens Hall Green Birmingham B28 0TQ
Council Tax Band: B



Second Floor

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.