



Rydal Way, Hall Green

Offers Around £220,000

- RECEPTION HALLWAY
- KITCHEN
- THREE BEDROOMS
- REAR GARDEN
- REAR DRIVEWAY PARKING
- THROUGH LOUNGE DINER
- CONSERVATORY
- BATHROOM
- SINGLE GARAGE
- NO UPWARD CHAIN

This deceptively spacious 1960's town house is situated in a popular and convenient location close to the A34 Stratford Road in the leafy suburb of Hall Green.

The main shopping area is found on the A34 Stratford Road and commences with the area known as Robin Hood Island and extends south into Shirley and north into the centre of Hall Green and on into the City of Birmingham. Local bus services operate which will take you into the centre of Solihull, some four miles from the property, again offering excellent shopping facilities.

Those commuting by car will appreciate the easy access down the Stratford Road to the M42 motorway, passing through Shirley and past the Cranmore, Widney, Monkspath and Solihull Business Park and onto the motorway junction where is also sited the Blythe Valley Business Park. Two junctions down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station, whilst Hall Green's own railway station is sited off the Stratford Road and close by, in Highfield Road, is Yardley Wood Railway Station, offering commuter services between Birmingham and Stratford upon Avon.

There is good schooling for all age groups in the area, subject to confirmation from the Education Department.

A great location therefore for this property which is approached by an open grass area to the front with paved footpath flanked by lawns either side that leads to a UPVC double glazed door which opens to the

RECEPTION HALLWAY

Having ceiling light point, central heating radiator, staircase rising to the first floor and door opening to the

THROUGH LOUNGE DINER

25'8" x 13'8" max (7'6" min) (7.82m x 4.17m max (2.29m min))



Having UPVC double glazed windows to the front and rear, two ceiling light points, two central heating radiators, understairs cupboard and door opening to the

KITCHEN **9'8" x 8'10" (2.95m x 2.69m)**



Having UPVC double glazed door and window to the conservatory, ceiling light point, wall and base mounted storage units with work surfaces over incorporating sink and drainer, electric cooker point, space and plumbing for washing machine and full height appliance space

CONSERVATORY **7'9" x 6'0" (2.36m x 1.83m)**

Having tiled flooring, wall light point and UPVC double glazed windows and double opening doors to the rear garden

FIRST FLOOR LANDING

Having ceiling light point and doors off to three bedrooms, bathroom and airing cupboard

BEDROOM ONE **12'7" x 10'9" (3.84m x 3.28m)**



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

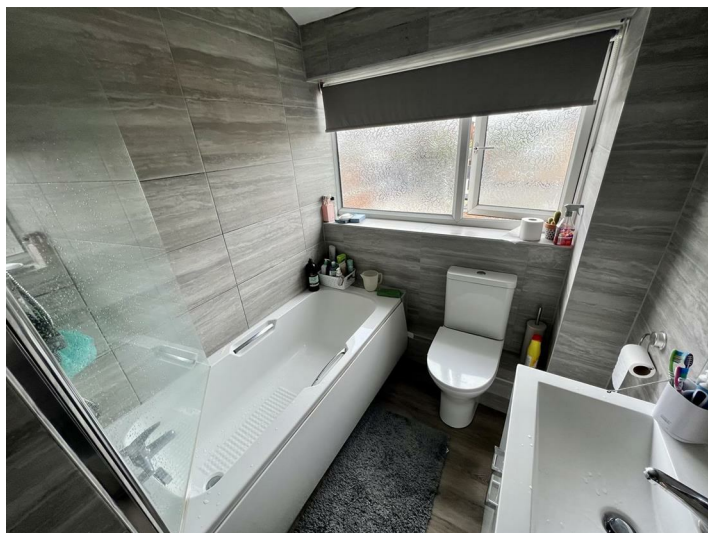
BEDROOM TWO **13'4" x 7'8" (4.06m x 2.34m)**

Having UPVC double glazed window to the front and ceiling light point

BEDROOM THREE **8'10" x 8'0" (2.69m x 2.44m)**

Having UPVC double glazed window to the front, ceiling light point and over bulkhead storage cupboard

BATHROOM



Having UPVC double glazed window to the rear, recessed ceiling spotlights, heated towel rail, panelled bath with shower over and glazed screen, vanity unit with inset wash hand basin, low level WC and full height wall tiling

OUTSIDE

PAVED REAR GARDEN



Having defined boundaries and gated access to the rear parking space

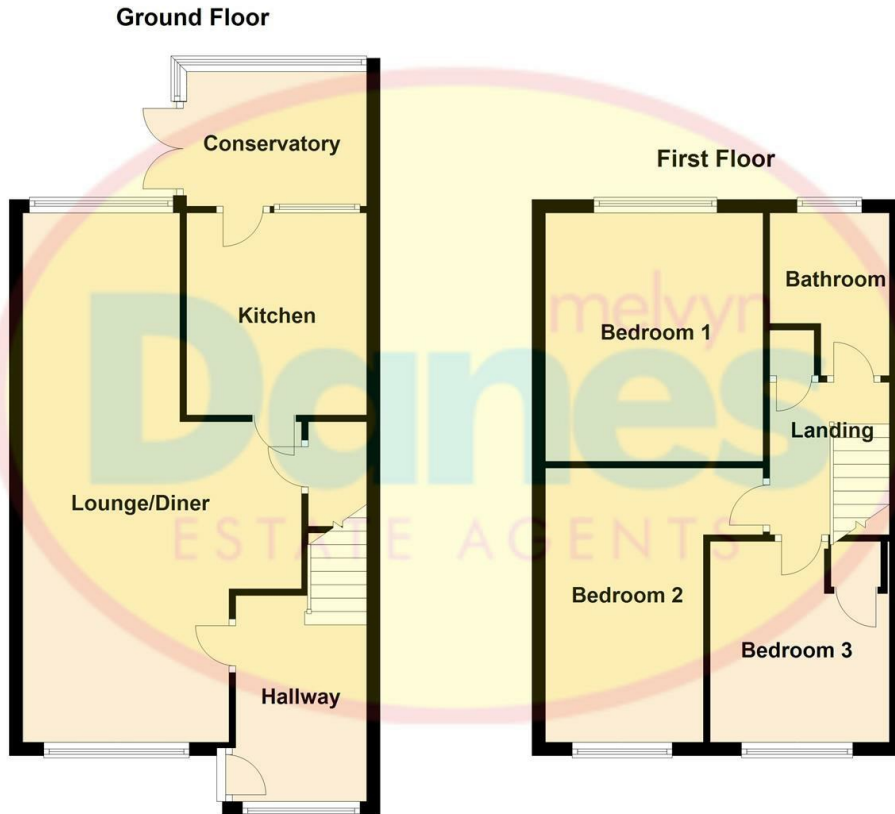
SINGLE GARAGE



Having access to the service driveway to the rear

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.



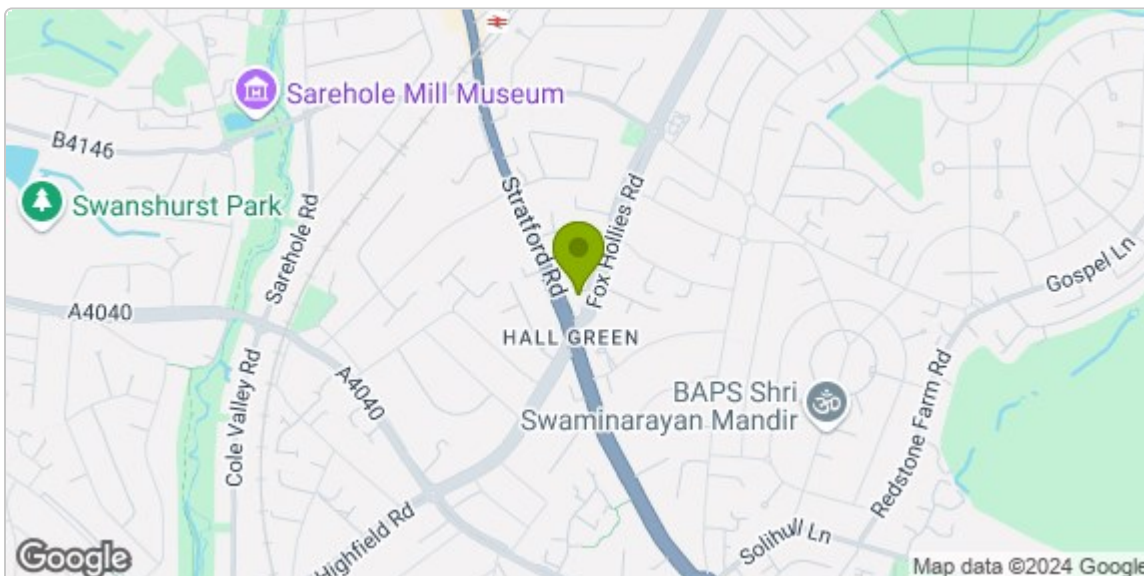
TENURE: We are advised that the property will be Freehold on completion

COUNCIL TAX BAND: C

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: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
7 Rydal Way Hall Green
Birmingham B28 9DA

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
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			
England & Wales		73	86
EU Directive 2002/91/EC			

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