



Gresham Road, Hall Green

Offers Around £310,000

- DRIVEWAY
- LOUNGE
- KITCHEN
- THREE GOOD SIZE BEDROOMS
- REAR GARDEN
- PORCH
- DINING ROOM
- GROUND FLOOR WC
- SHOWER ROOM
- GARAGE

Gresham Road is conveniently located off Robin Hood Lane, well placed to take advantage of all the amenities of Hall Green and Shirley. We are advised that the property is situated within the catchment area of Hall Green School, and for infant and junior children there is Chilcote Junior and Infant School in Chilcote Close or Hall Green Junior and Infant School on the Stratford Road, although education facilities are subject to confirmation from the Education Department.

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 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 offering shopping facilities and evening entertainments. Hall Green is served by both Hall Green Railway Station on the Stratford 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.

An ideal location therefore for this traditional semi detached property which is set back from the road behind a block paved driveway leading to double glazed door into

PORCH

Having entrance door leading to

HALLWAY

Having single glazed window, ceiling light point, stairs rising to first floor landing, under stair storage cupboard, central heating radiator and doors off to the dining room and

LOUNGE

14'11" x 11'11" (4.55m x 3.63m)



Having double glazed bay window to front aspect, ceiling light point, central heating radiator and gas fire

DINING ROOM

12'1" x 11'11" max (3.68m x 3.63m max)



Having double glazed door to rear garden, ceiling light point, central heating radiator, gas fire, picture rail and opening to

KITCHEN

6'7" x 7'10" (2.01m x 2.39m)



Having double glazed window to side elevation, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, space for under counter fridge, space and plumbing for washing machine, ceiling light point and double glazed door to

REAR PORCH

Having double glazed windows, space for tumble dryer and freezer, double glazed door to rear garden and doors to storage cupboard and

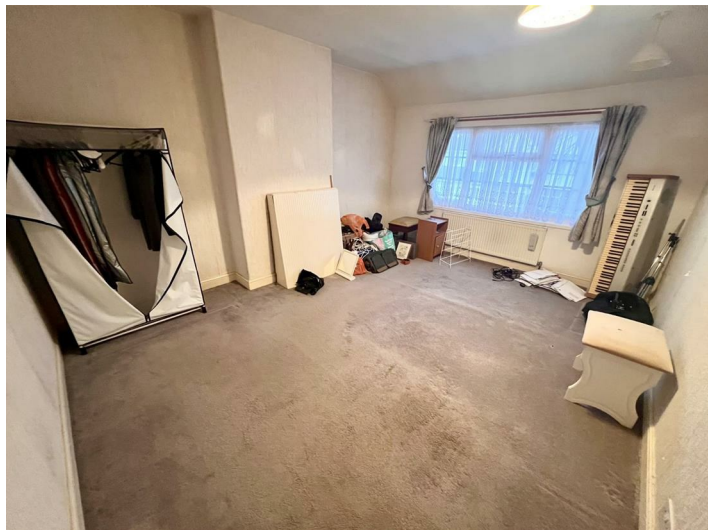
WC

Having double glazed window and low level wc

FIRST FLOOR LANDING

Having double glazed window to side elevation, ceiling light point and doors off to the three bedrooms and shower room

BEDROOM ONE
14'8" x 11'11" (4.47m x 3.63m)



Having double glazed window to front elevation, two ceiling light points and central heating radiator

BEDROOM TWO
10'1" x 11'11" (3.07m x 3.63m)



Having double glazed window to rear elevation, ceiling light point, central heating radiator and picture rail

BEDROOM THREE
8'10" x 7'9" (2.69m x 2.36m)

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

SHOWER ROOM



Having double glazed window to side elevation, walk in shower with thermostatic shower, pedestal wash hand basin, low level wc, cupboard housing gas central heating boiler, ceiling light point, central heating radiator, loft access and extractor fan

GARAGE
16'11" x 6'3" (5.16m x 1.91m)

Having double doors to the driveway and wall lights

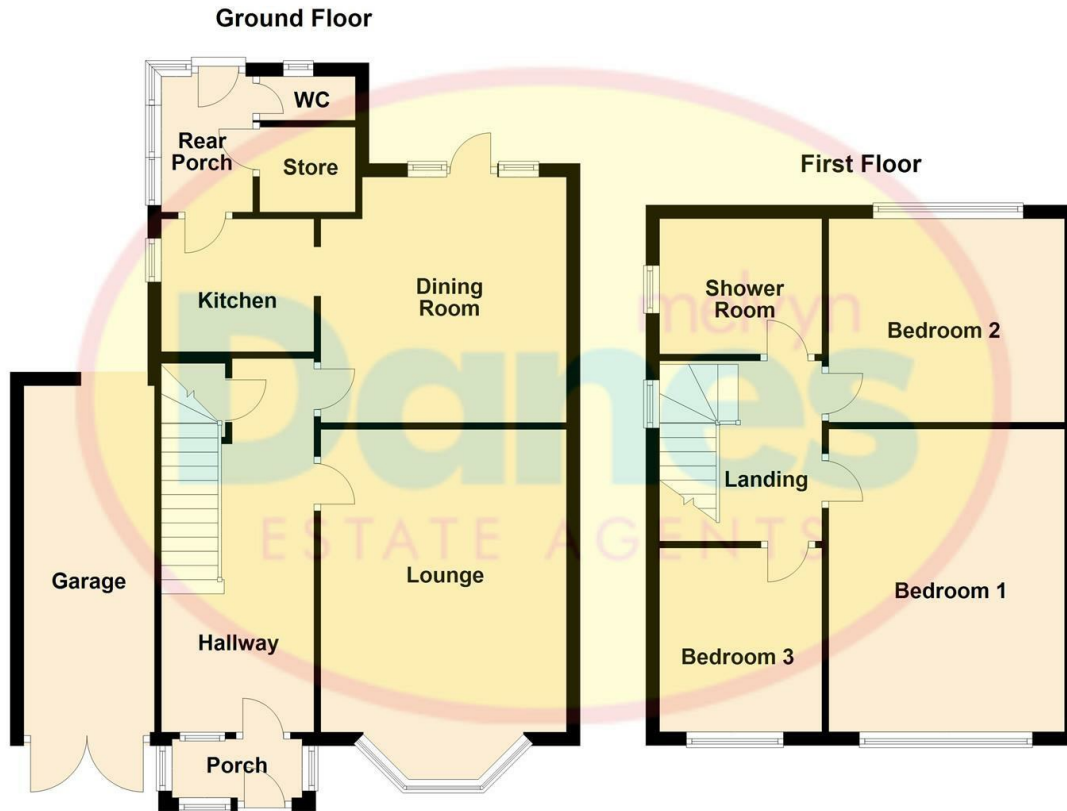
REAR GARDEN



Having patio with the rest laid mainly to lawn and having access to the garage

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.



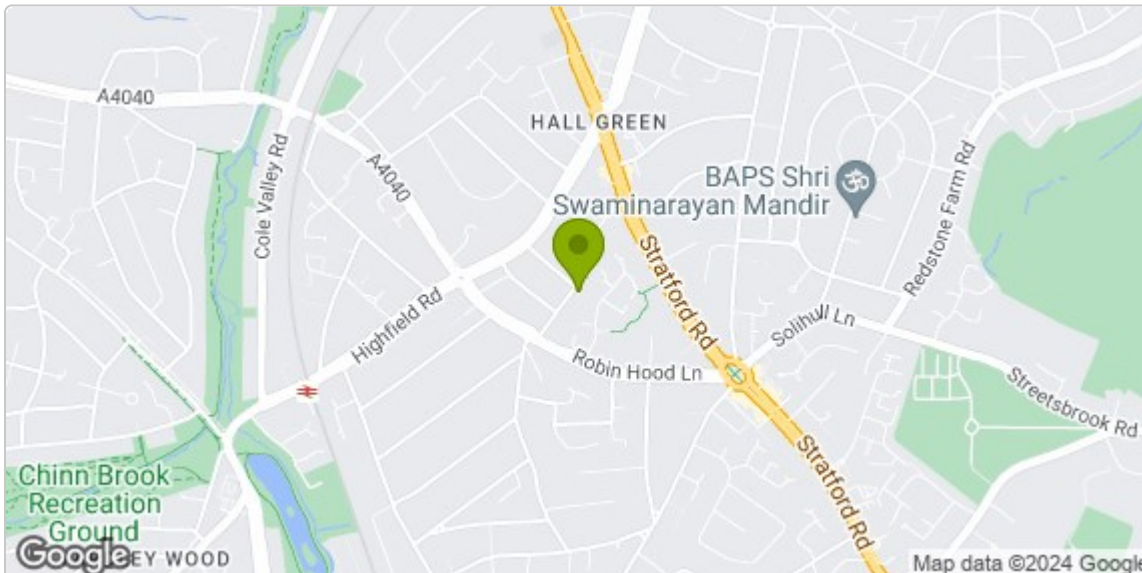
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: D

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:
37 Gresham Road Hall Green
Birmingham B28 0JA

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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