



# Bach Mill Drive, Hall Green

## Offers Around £335,000

- PORCH
- LOUNGE
- KITCHEN
- REFITTED BATHROOM & SHOWER ROOM
- FRONT DRIVEWAY
- HALLWAY
- DINING ROOM
- FIVE BEDROOMS
- GARAGE
- REAR GARDEN

An ideal location for this extended family home benefiting from solar panels which generate a monthly income of around £70.

Bach Mill Drive is a popular road of modern Bryant built houses right on the border of Hall Green and Shirley. There is easy access from the property to local bus services which operate along Priory Road which will take you to Hall Green or Shirley.

Close by, approximately one mile from the property is Shirley Railway Station, which offers regular commuter services into the City of Birmingham and beyond, as does Yardley Wood Railway Station which is sited close to the end of Priory Road on Highfield Road. Here also is the local park, and adjacent to this development is a popular duck pond and nature conservation area.

There are local schools within the area, as well as local shops, with the main shopping area being on the Stratford Road in Shirley. Here is also a thriving business community which extends south down the Stratford Road and to the presently expanding Blythe Valley Business Park, which is situated on the junction of the M42 motorway. Two junctions down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Set back from the road via a front driveway with side lawn, a UPVC double glazed front door opens into the

### **PORCH**

Having ceiling light point and UPVC door into the

### **HALLWAY**

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and door into the

### **LOUNGE**

**15'2 x 11'9 max (4.62m x 3.58m max)**



Having UPVC double glazed bow window to the front, three wall light points, central heating radiator and door into the

### **DINING ROOM**

**15'2 x 10'9 (4.62m x 3.28m)**



Having UPVC double glazed window and sliding patio style doors to the rear garden, two ceiling light points, three wall light points, central heating radiator and doorway into the

### **KITCHEN**

**10'9 x 7'11 (3.28m x 2.41m)**



Having wall and base units with work surfaces over, inset sink and drainer, space for gas cooker, fridge and washing machine, ceramic wall tiles, ceiling light point, UPVC double glazed window to the rear and door to the side and courtesy door to the garage

### **LANDING**

Having ceiling light point and doors to five bedrooms, refitted bathroom and shower room

**BEDROOM 1**  
**14'3 x 8'6 (4.34m x 2.59m)**



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

**BEDROOM 2**  
**12'1 x 8'6 (3.68m x 2.59m)**

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

**BEDROOM 3**  
**12'4 max x 8'1 (3.76m max x 2.46m)**

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

**BEDROOM 4**  
**8'0 x 7'10 (2.44m x 2.39m)**

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

**BEDROOM 5**  
**11'0 x 6'7 (3.35m x 2.01m)**

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

**REFITTED BATHROOM**



Having panelled bath with shower over, low level WC, pedestal wash hand basin, ceramic wall tiles, ceiling light point, heated towel rail and UPVC double glazed window to the rear

**REFITTED SHOWER ROOM**



Having shower enclosure, low level WC, wash hand basin in vanity unit, ceramic wall tiles, ceiling light point, heated towel rail and UPVC double glazed window to the side

**GARAGE**  
**17'10 x 8'1 (5.44m x 2.46m)**

Having light and power and up and over door to the front

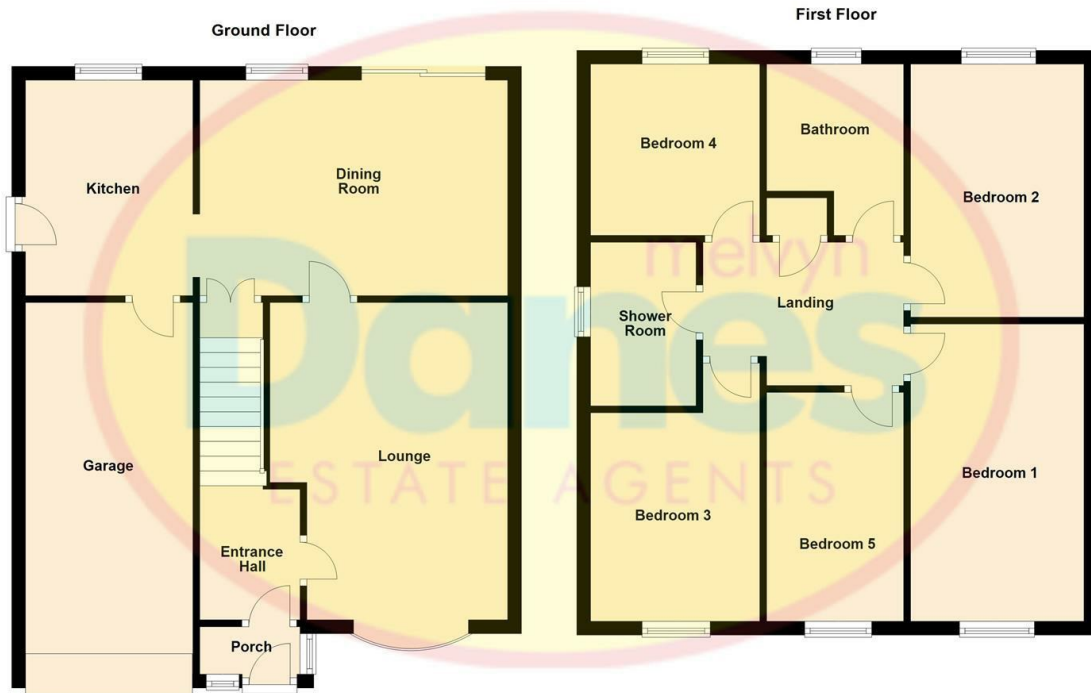
**REAR GARDEN**



Having paved patio area leading to lawn with flower and shrub borders, fencing to boundaries and gated side access

## 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.



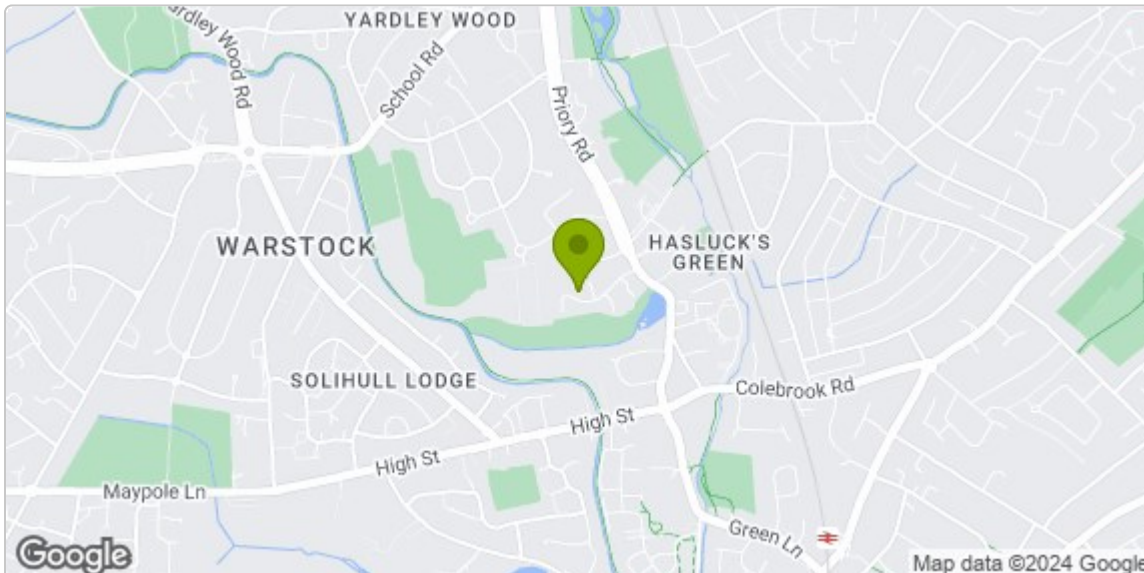
**TENURE:** We are advised that the property is Freehold.

**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:**  
35 Bach Mill Drive Hall Green  
Birmingham B28 0XN

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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