


The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, lowercase, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

The image shows a two-story red brick house with a white bay window on the upper floor and a large white-framed glass extension on the ground floor. The house is situated on a street with other similar houses. A black car is parked on the right side of the image. The sky is clear and blue.

**Baldwins Lane**

**Hall Green**

**Offers Around £365,000**

## Description

This extended traditional semi detached home is conveniently located in Baldwins Lane, 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.

The property is set back from the road behind a driveway which leads to the porch that opens up to the reception hallway. Off the hallway are two reception rooms, ground floor bedroom, and kitchen diner. To the ground floor is also a good size utility and wc. On the first floor there are a further three bedrooms and family bathroom. To the rear of the property is a good size rear garden with the useful addition of a timber summer house/home office with electrics.



**Accommodation**

**PORCH**

**RECEPTION HALLWAY**

**FRONT RECEPTION ROOM**

12'4" into bay x 12'0" (3.76m into bay x 3.66m)

**EXTENDED REAR RECEPTION ROOM**

18'3" x 11'11" (5.56m x 3.63m)

**KITCHEN DINER**

11'9" max x 14'2" max (3.58m max x 4.32m max)

**UTILITY ROOM**

**GUEST WC**

**BEDROOM FOUR**

9'7" x 6'2" (2.92m x 1.88m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

12'4" into bay x 11'11" (3.76m into bay x 3.63m)

**BEDROOM TWO**

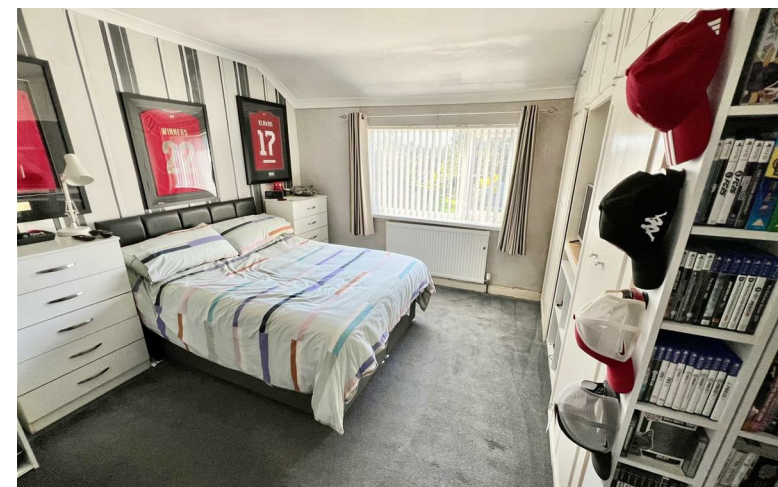
12'5" x 11'11" (3.78m x 3.63m)

**BEDROOM THREE**

7'0" x 7'8" (2.13m x 2.34m)

**FAMILY BATHROOM**

**REAR GARDEN**



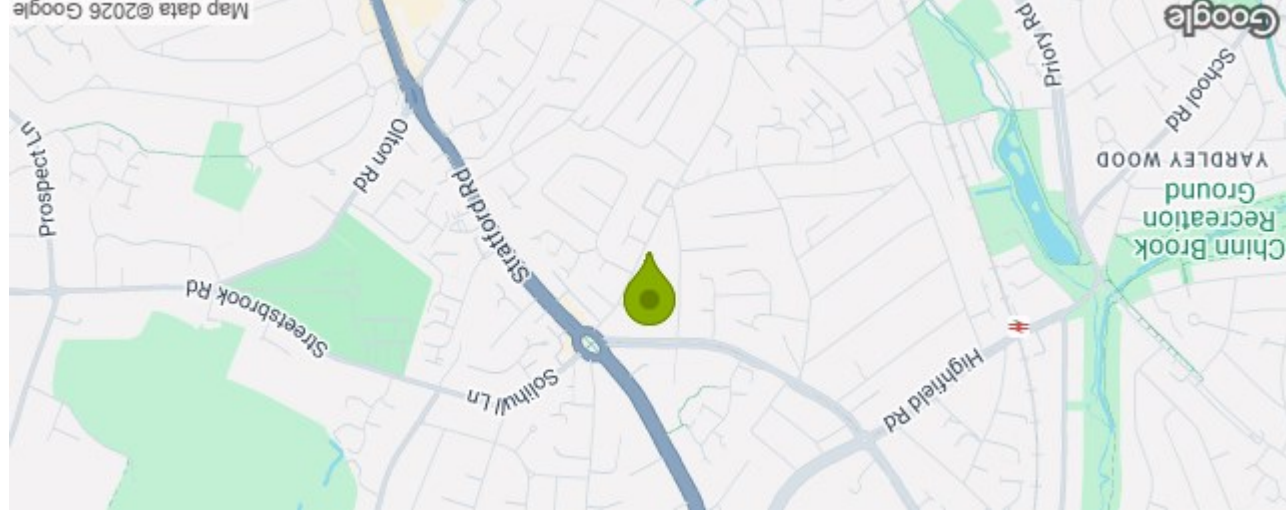
TENURE: We are advised that the property is Freehold.

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.

**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. 19/03/2026 we understand that the standard broadband download speed at the property is around 15 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

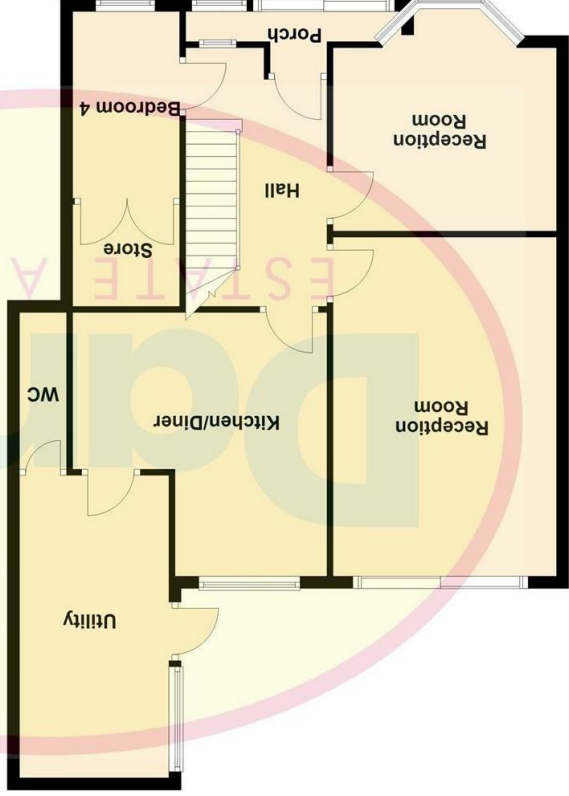


### 59 Baldwins Lane Hall Green Birmingham B28 0PU Council Tax Band: C

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) <b>A</b>
	(81-91) <b>B</b>
	(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	
Current	84
Potential	70
EU Directive 2002/91/EC	

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.

Ground Floor



First Floor

