



£425,000

Shirley Road, Hall Green, Birmingham, B28 9JR

Semi-Detached House | 4 Bedrooms | 1 Bathroom

0121 249 6207

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# Step Inside

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## Key Features

- A Four Bedroom Property
- Semi Detached Home
- No Upward Chain
- Two Reception Rooms
- Kitchen
- Utility Room
- Conservatory
- Rear Garden
- Off Road Parking
- Spacious Property

## Property Description

BLACK AND GOLDS ESTATE AGENTS are proud to offer for sale this Larger Style Traditional Four Bedroom Semi-Detached property along the sought after Shirley Road, Hall Green, B28.

Viewing Highly Recommended! NO UPWARD CHAIN.

## Main Particulars

BLACK AND GOLDS ESTATE AGENTS are proud to offer for sale this Larger Style Traditional Four Bedroom Semi-Detached property along the sought after Shirley Road, Hall Green, B28.

Viewing Highly Recommended!

Shirley Road is perfectly situated boasting local shopping facilities which can be found at both Robin Hood Island and Hall Green Parade, and a short drive along the Stratford Road will bring you into nearby Shirley which offers a wide choice of Supermarkets, convenience and specialty stores, restaurants and hostelrys.

The property is nearby great transport links, 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 which are between a 5-10 minute drive away.

The property is a 10 minute drive down the A34 to 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.

The property briefly comprises:

- \* Larger Style Traditional Semi-Detached property
- \* Scope to Extend
- \* Off road parking for multiple vehicles
- \* Beautiful and spacious rear garden
- \* Conservatory
- \* Two Large Reception Rooms
- \* Upstairs Family Bathroom
- \* Downstairs W.C

Full Details

Entrance Hallway

Having obscure double glazed front door and obscure window, ceiling light, wall light, power point, coving, central heating radiator, oak wooden flooring and stairs leading to first floor accommodation.

Front Reception Room - 14' 2" Into Bay x 11' 8" Max (4.31m Into Bay x 3.55m Max)

Having double glazed bay window, marble fire place with marble hearth and electric fire, large central heating radiator, ceiling light, power points and picture rail.

Rear Reception Room - 15' 3" x 14' 6" Max (4.64m x 4.42m Max)

Having Wooden Adams style fireplace with marble hearth and electric fire, five wall lights, power points, coving, central heating radiator, oak wooden flooring and wooden doors leading to conservatory.

Double Glazed Conservatory

Having light, power tiled flooring and doors leading to rear garden.

Breakfast Kitchen - 11' 5" x 11' 0" (3.48m x 3.35m)

Having a variety of wall and base units with worktop over, double glazed window, integrated electric oven and grill, stainless steel sink, integrated electric hob, fridge and dishwasher, extractor hood, swivel storage unit, spot lighting, power points, central heating radiator, door leading to utility and being partly tiled with tiled flooring.

Utility Room - 10' 4" Max x 7' 4" Max (3.15m Max x 2.23m Max)

Having a variety of wall and base units with worktop over, plumbing for automatic washing machine, spot lighting, power points and being partly tiled with tiled flooring.

Downstairs WC - 5' 9" x 2' 10" (1.75m x 0.86m)

Having obscure double glazed window, ceiling light, w/c. small wash hand basin, central heating radiator and being partly tiled with tiled flooring.

Small Storage Garage - 7' 7" x 4' 2" (2.31m x 1.27m)

Having light, power and housing Vaillant combination boiler.

## FIRST FLOOR ACCOMMODATION

Landing

Having large obscure double glazed window, loft access which is boarded with pull down ladder, ceiling light, storage cupboard and doors leading to accommodation.

Master Bedroom - 14' 9" Into Bay x 11' 8" (4.49m Into Bay x 3.55m)

Having double glazed bay window, ceiling light, power points, coving, central heating radiator and fitted wardrobes.

Bedroom Two - 14' 7" x 11' 8" Max (4.44m x 3.55m Max)

Having double glazed window, ceiling light, power points, coving, central heating radiator, fitted wardrobes and laminate flooring.

Bedroom Three - 11' 5" x 7' 7" (3.48m x 2.31m)

Having double glazed window, ceiling light, power points and central heating radiator.

Bedroom Four - 11' 5" x 6' 10" (3.48m x 2.08m)

Having double glazed window, spot lighting, power points, picture rail and central heating radiator.

Family Bathroom - 9' 9" x 7' 6" (2.97m x 2.28m)

Having two obscure double glazed windows, panelled bath, wash hand basin, spot lighting, central heating radiator, fully tiled shower cubicle with power shower and being fully tiled with vinyl flooring.



Separate WC - 4' 3" x 2' 11" (1.29m x 0.89m)

Storage Cupboard - 5' 10" Max x 3' 0" (1.78m Max x 0.91m)

#### OUTSIDE

Garden - A beautiful rear garden with patio area, mainly laid to lawn with trees, shrubs and plants, water supply and gated side entrance.

#### TENURE:

We are advised that the property is Freehold, but recommend that interested parties verify this information.

#### The Consumer Protection Regulations 2008:

Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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#### PLANNING PERMISSION AND BUILDING REGULATIONS:

It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

Tenure: Freehold



Telephone: 0121 249 6207

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