



38 NEWBOROUGH GROVE, HALL GREEN, B28 0UX

OFFERS AROUND £225,000

- PORCH
- THROUGH LOUNGE DINER
- THREE BEDROOMS
- FRONT DRIVEWAY
- REAR GARAGE
- RECEPTION HALLWAY
- KITCHEN
- BATHROOM
- REAR GARDEN
- POPULAR LOCATION

Newborough Grove is located off Newborough Road which leads from Haslucks Green Road in which is sited local shops, Shirley Railway Station and access to Shirley Park. At the end of Newborough Road is Baldwins Lane where there is a run of local shops.

A local bus service operates within Newborough Road and a local terminus exists at its junction with Baldwins Lane where there are further local shops. The main shopping area is on the main A34 Stratford Road and also here one will find a thriving business community which extends down onto the Cranmore, Widney and Monkspath Business Parks, and beyond here to the Blythe Valley and Provident Business Parks which straddle the junction with the M42 motorway. A short drive down the M42 will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

The main shopping area will be found on the main A34 Stratford Road, approximately 1.5 miles from the property. Here one will find a wide choice of shops ranging from small speciality and convenience stores to a choice of major supermarkets and Superstores on the Marshall Lake Retail Park, a wide choice of restaurants and hostleries, access to Shirley Park, and a thriving business community which extends south down the Stratford Road to the Cranmore, Widney, Monkspath and Solihull Business Parks and Blythe Valley Business Park which is situated on the junction of the M42 motorway. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

An excellent location therefore for this semi detached property which sits back from the roadside behind a paved front driveway with gated side access and double glazed doors opening into the

PORCH

Having door opening to the

RECEPTION HALLWAY

Having ceiling light point, central heating radiator, staircase rising to the first floor and doors opening to the lounge diner, kitchen and understairs storage cupboard

THROUGH LOUNGE DINER

23'10" into bay x 10'6" max (8'3" min) (7.26m into bay x 3.20m max (2.51m min))



Having double glazed dog leg style bay window to the front and sliding double glazed doors opening to the rear garden, laminate wooden flooring, coved cornicing to the ceiling, two ceiling light points and two central heating radiators



KITCHEN

7'10" x 7'0" (2.39m x 2.13m)



Having double glazed window to the rear and double glazed

door to the side, understairs recess with double glazed side window, ceiling light point, wall and base mounted storage units with work surfaces over incorporating sink and drainer, electric oven with gas hob and extractor canopy over, space and plumbing for automatic washing machine and dishwasher

LANDING

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

BEDROOM ONE

13'0" into bay x 10'6" (3.96m into bay x 3.20m)



Having double glazed dog leg style bay window to the front, ceiling light point, central heating radiator, laminate wooden flooring and built in wardrobes

BEDROOM TWO

11'0" x 8'5" (3.35m x 2.57m)



Having double glazed window to the rear, ceiling light point, central heating radiator and built in cupboard and wardrobe

BEDROOM THREE/NURSERY

5'10" max x 5'8" max (1.78m max x 1.73m max)

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

BATHROOM



Having double glazed window to the side, ceiling light point, central heating radiator, airing cupboard, panelled bath with shower over, pedestal wash hand basin and low level WC

OUTSIDE

REAR GARDEN



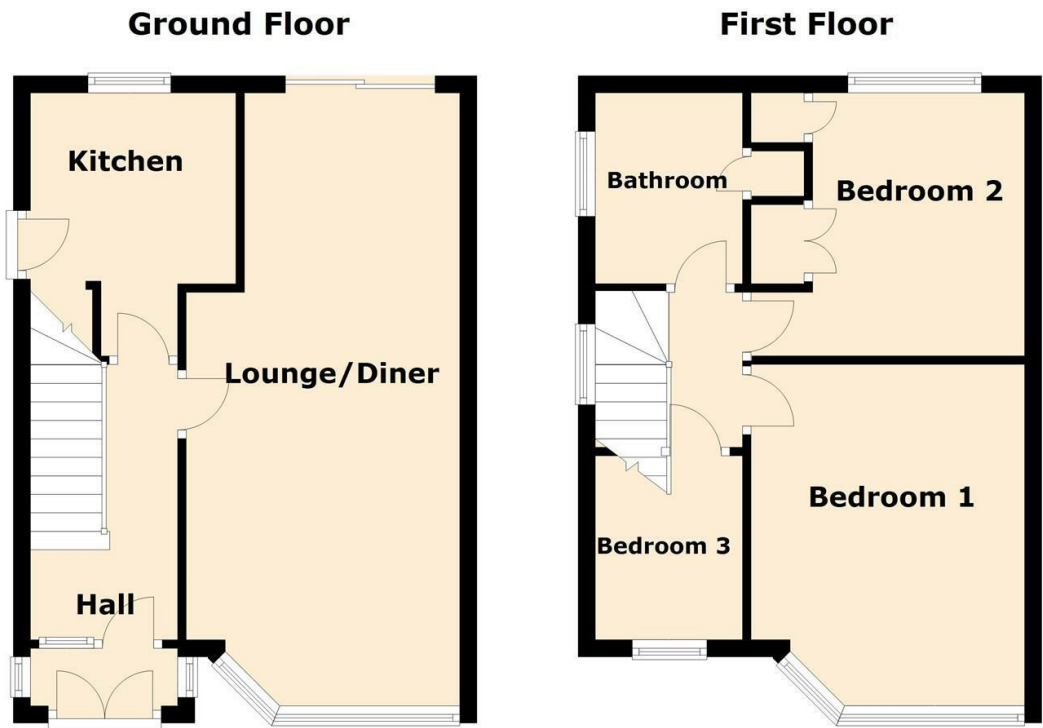
Having paved patio area with lawn beyond and gated side access

REAR GARAGE

Being of brick construction and having access from the rear shared driveway

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.



LOCATION
From our Shirley Office pass straight over the A34 Stratford Road into School Road. At the T junction bear left to adjoin Bills Lane and take the second right turn into Hurdis Road. At the T junction bear right to adjoin Haslucks Green Road, taking the second left turn into Newborough Road. Follow Newborough Road where Newborough Grove can be found on the at the head of the cul-de-sac on the left hand side.

TENURE
We are advised that the property is Freehold but as yet we have not been able to verify this.

VIEWING
By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS
The agent has 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. The agent has 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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

