



93 STUDLAND ROAD, HALL GREEN, B28 8NP

OFFERS AROUND £275,000

- PORCH
- LOUNGE
- KITCHEN
- THREE BEDROOMS
- SIDE GARAGE
- RECEPTION HALLWAY
- DINING ROOM
- UTILITY ROOM
- SHOWER ROOM & SEP WC
- REAR GARDEN

Studland Road leads directly from School Road in Hall Green. Originally constructed by Dares, the properties are all of a similar 1930's bay fronted style. The popularity and originality of this type of property are such that part of School Road itself has had a conservation order placed upon it to retain the pleasant street scene.

We are advised that there is good schooling in the area for children of all ages, with catchment area being 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 Road 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 front driveway with lawned foregarden to the side. A UPVC double glazed door opens to the

PORCH

Having tiled floor and front door with original stained glass inset and matching side windows, opening to the

RECEPTION HALLWAY

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

DINING ROOM

14'8" into bay x 12'4" max (4.47m into bay x 3.76m max)



Having bay window to the front with original stained glass top

lights, central heating radiator, ceiling light point and picture rail

LOUNGE

14'10" into bay x 11'8" max (4.52m into bay x 3.56m max)



Having UPVC double glazed bay window with inset double opening doors giving access to the rear garden, ceiling light point, two wall light points, central heating radiator and feature fireplace with inset living flame effect gas fire

KITCHEN

8'8" x 8'1" (2.64m x 2.46m)



Having UPVC double glazed window to the rear and UPVC double glazed door to the side utility, ceiling light point, central heating radiator, full height wall tiling and being fitted with a range of wall and base mounted storage units with work surfaces over incorporating sink and drainer, electric hob with extractor canopy over, integrated double oven, full height appliance space and space with plumbing for dishwasher

SIDE UTILITY

Having UPVC double glazed window to the rear and door to the side, door to the side passageway, space and plumbing for washing machine and door opening to the side garage

FIRST FLOOR LANDING

Having stained glass arch top cathedral style window to the side, ceiling light point, loft hatch access and doors off to four bedrooms, shower room and separate WC

BEDROOM ONE

14'9" into bay x 11'9" max (4.50m into bay x 3.58m max)



Having UPVC double glazed bay window to the rear, two ceiling light points and central heating radiator

BEDROOM TWO

14'8" max into bay x 11'9" max (4.47m max into bay x 3.58m max)



Having bay window to the front with original stained glass top lights, central heating radiator, ceiling light point and built in wardrobes

BEDROOM THREE

10'0" max x 6'9" max (3.05m max x 2.06m max)

Having ceiling light point, central heating radiator and window to the front with original stained glass top lights

SHOWER ROOM



Having UPVC double glazed window to the rear, ceiling light point, full height wall tiling, shower cubicle, pedestal wash hand basin and airing/storage cupboard

SEPARATE WC

Having window to the side, half height wall tiling, ceiling light point and low level WC

OUTSIDE

WIDE SIDE GARAGE

16'10" x 8'9" (5.13m x 2.67m)

Having up and over door to the front, two ceiling light points and wall mounted central heating boiler

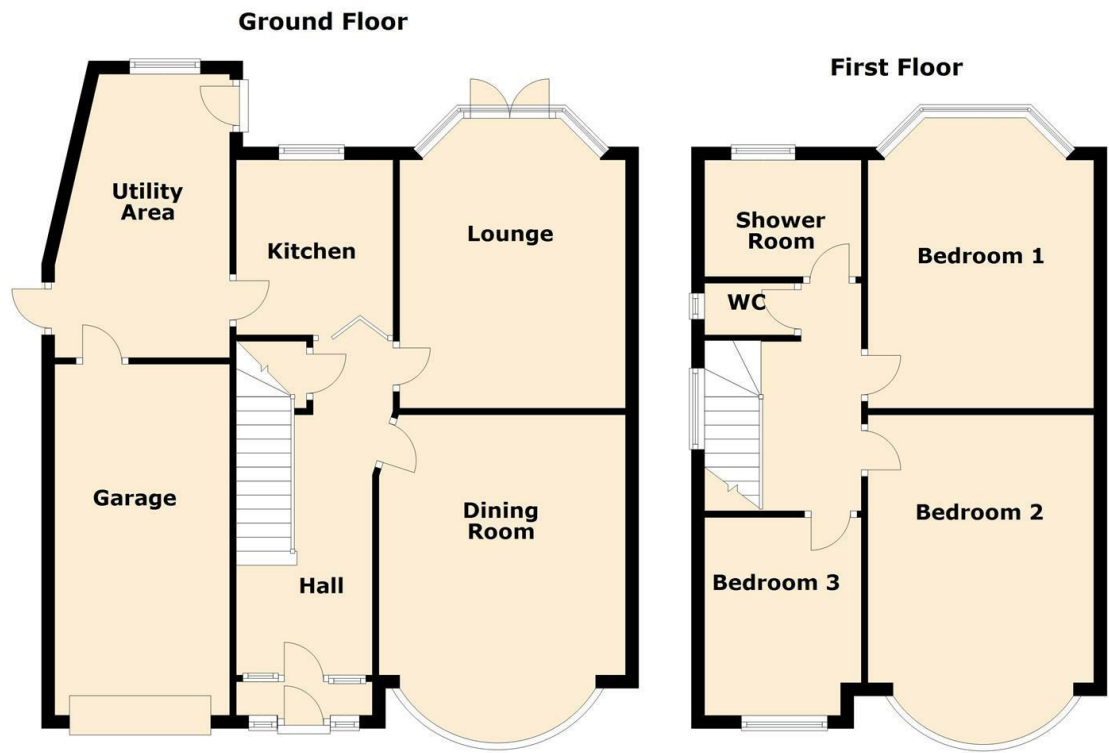
REAR GARDEN



Extending to appx 100' and having paved patio area with lawn beyond, defined boundaries, additional paved area and garden shed

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 proceed along the A34 Stratford Road towards Hall Green. Pass over Robin Hood Island to continue on the Stratford Road taking the third intersection to cross the dual carriageway into Fox Hollies Road alongside the Bull Public House. At the roundabout turn right onto School Road and then left into Studland Road, where the property can be found on the right hand side as identified by our agents for sale board.

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.

