



27 ACHESON ROAD, HALL GREEN, B28 0TU

OFFERS AROUND £259,950

- PORCH
- LOUNGE AREA
- KITCHEN
- BATHROOM
- REAR GARDEN
- RECEPTION HALLWAY
- DINING AREA
- THREE BEDROOMS
- SIDE GARAGE
- NO UPWARD CHAIN

Acheson Road is typical of the 1930's tree lined streets of Shirley and Hall Green along its length are similar traditional bay fronted properties. The road links between Baldwins Lane and Colebrook Road.

Situated along Haslucks Green Road is a small parade of local shops and Haslucks Green Junior School. Velsheda Road leads off Haslucks Green Road and provides access to Burman Infant School. We are advised that senior schooling is catered for at Light Hall School, and Our Lady of the Wayside Roman Catholic Nursery, Junior and Infant School is on the nearby A34 Stratford Road. Education facilities are subject to confirmation from the Education Department.

On the Stratford Road one will find an excellent array of shopping facilities ranging from small speciality and convenience stores to a choice of major supermarkets and superstores on the Retail Park. Including the new Parkgate Development and Asda. Also along the A34 is the community centre, a wide choice of restaurants and hostelrys and access to Shirley Park, which can also be accessed from Haslucks Green Road. Shirley Railway Station is sited off Haslucks Green Road and offers commuter services between Stratford upon Avon and Birmingham. Frequent bus services operate within Haslucks Green Road and along the Stratford Road taking one into the city centre of Birmingham and its outlying suburbs or into nearby Solihull.

An ideal location therefore for this traditional semi detached property which sits back from the road behind a front block paved driveway which leads to double opening UPVC doors providing access to the

PORCH

Having UPVC double glazed windows to the front and side and front door opening to the

RECEPTION HALLWAY

Having staircase rising to the first floor accommodation, laminate wooden flooring, ceiling light point and doors opening to the dining area and kitchen

DINING AREA

13'7" into bay x 10'0" max (4.14m into bay x 3.05m max)



Having laminate wooden flooring, picture rail, ceiling light point, central heating boiler, UPVC double glazed bay window to the front and open access to the

LOUNGE AREA

13'9" max into bay x 10'0" max (4.19m max into bay x 3.05m max)



Having double opening UPVC double glazed dog leg style bay window to the rear with inset double opening french style doors, laminate wooden flooring, ceiling light point, central heating radiator, picture rail and cast iron fire surround

KITCHEN

12'7" into bay x 8'0" (3.84m into bay x 2.44m)



Having door opening to the side utility area, ceiling light point, central heating radiator, UPVC double glazed box bay window to the rear and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer, electric oven and microwave, inset hob with extractor over and integrated fridge and dishwasher

SIDE UTILITY PASSAGEWAY

Having door to the rear garden, space and plumbing for washing machine and door opening to the garage

FIRST FLOOR LANDING

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

BEDROOM ONE

14'9" into bay x 9'10" max (4.50m into bay x 3.00m max)

Having ceiling light point, central heating radiator, picture rail and UPVC double glazed dog leg bay window to the rear

BEDROOM TWO

13'10" into bay x 10'0" max (4.22m into bay x 3.05m max)

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

BEDROOM THREE

8'0" x 5'9" (2.44m x 1.75m)

Having UPVC oriel window to the front, ceiling light point and laminate wooden flooring

BATHROOM

Having two UPVC double glazed windows to the rear, ceiling light point, central heating radiator, corner bath, pedestal wash hand basin and low level WC

OUTSIDE

REAR GARDEN



Having decked patio area with raised lawn beyond

REAR ELEVATION



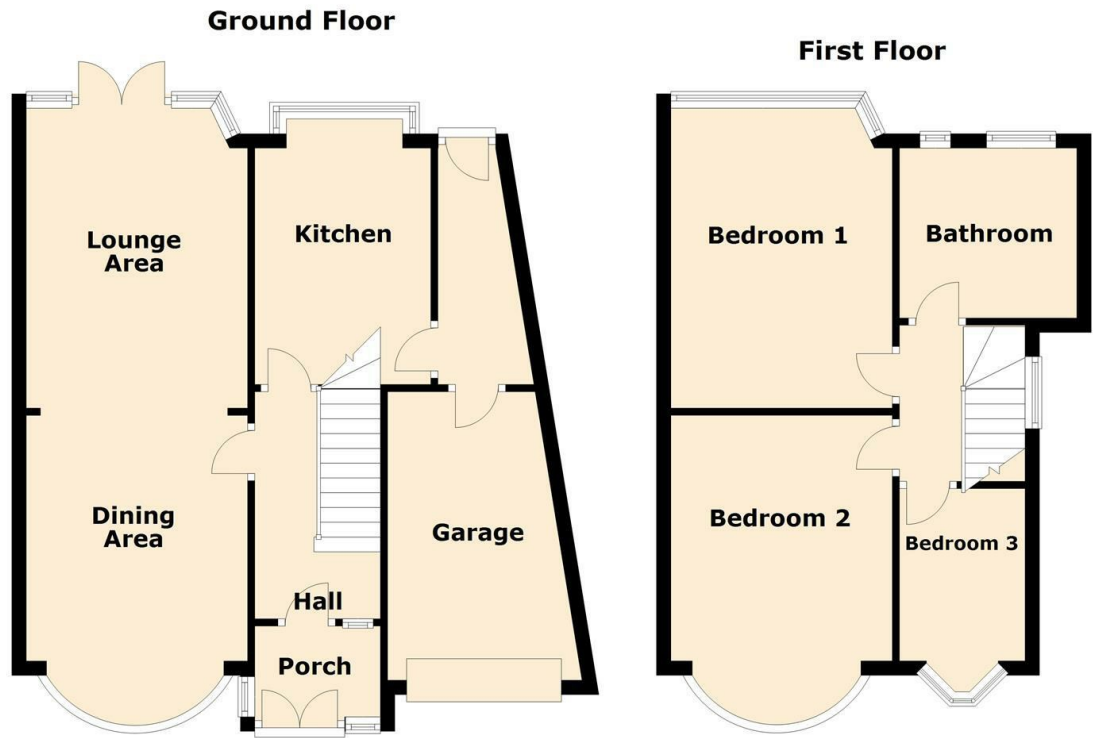
SIDE GARAGE

15'3" x 7'6" min (4.65m x 2.29m min)

Having access to the front driveway and light

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. At Haslucks Green Road traffic lights turn left to adjoin Haslucks Green Road. Follow Haslucks Green Road to the mini island, taking the third exit into Colebrook Road. Take the first right turn into Acheson Road where the property can be found on the left hand side as identified by our Agent's 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. **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.

