



50 SANDGATE ROAD, HALL GREEN, B28 0UL

OFFERS AROUND £225,000

- RECEPTION HALLWAY
- EXTENDED KITCHEN
- THREE BEDROOMS
- REAR GARDEN
- NO UPWARD CHAIN
- THROUGH LOUNGE DINER
- SIDE PASSAGEWAY
- BATHROOM
- REAR GARAGE
- NEEDING SOME UPDATING

Sandgate Road is accessed via Blythsford Road which leads from Newborough Road which runs directly onto Haslucks Green Road in which are sited local shops, Shirley Railway Station and access to Shirley Park.

We are advised that there is good schooling in the area for children of all ages, with catchment areas being subject to confirmation from the Education Department.

Local shopping facilities can be found at the Robin Hood Island 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 extended traditional semi detached house which is set back from the roadside behind a lawned foregarden and paved driveway. A UPVC double glazed front door opens to the

RECEPTION HALLWAY

Having ceiling light point, central heating radiator, UPVC double glazed window to the front, staircase rising to the first floor, understairs cupboard and doors to the kitchen and lounge diner

THROUGH LOUNGE DINER

23'5" into bays x 10'0" max (7.14m into bays x 3.05m max)



Having UPVC double glazed dog leg style bay windows to the front and rear, two ceiling light points, two central heating radiators and wall mounted gas fire

EXTENDED KITCHEN

16'4" x 7'1" max (4.98m x 2.16m max)



Having UPVC double glazed window to the rear, two ceiling light points, central heating radiator, door to the side passageway and being fitted with wall and base mounted storage units with work surfaces over incorporating double bowl sink and drainer, electric cooker point and under work surface appliance spaces

SIDE PASSAGEWAY

Having door to the front driveway and door to the rear garden

FIRST FLOOR LANDING

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

BEDROOM ONE

12'0" into bay x 9'10" max (3.66m into bay x 3.00m max)



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

BEDROOM TWO

11'10" into bay x 9'10" max (3.61m into bay x 3.00m max)



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

BEDROOM THREE

5'7" x 5'3" (1.70m x 1.60m)

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

BATHROOM



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

OUTSIDE

REAR GARDEN



Extending to approximately 110' and having paved patio area, garden shed, lawns split by a gravel bed, defined boundaries and access to the

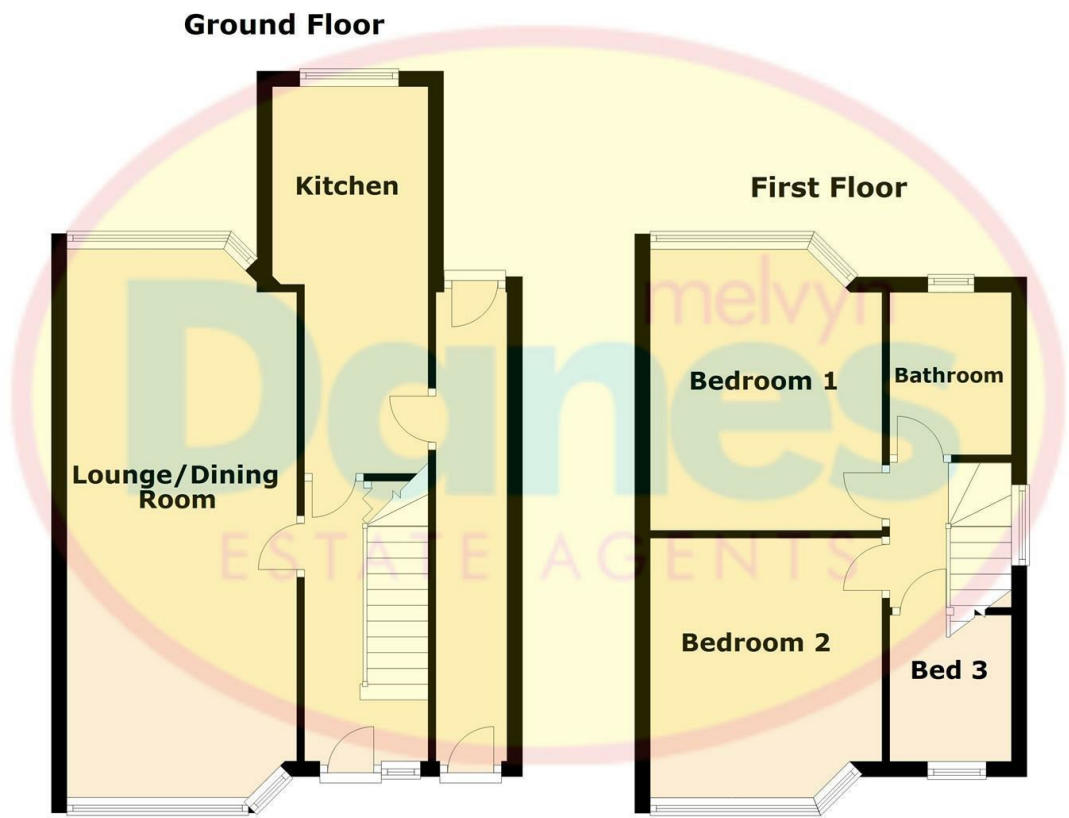
DETACHED GARAGE

Being of concrete sectional construction and having access to the rear 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.



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

LOCATION
From the Shirley office proceed along the A34 Stratford Road towards Hall Green turn left into Haslucks Green Road turn right into Newborough Road then second right into Blythsford Road and immediately left onto Sandgate Road where the property can be found on the right hand side.

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 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		11-20
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC