

DRAFT DETAILS ONLY

These details have not yet been approved by the current vendor.
We cannot confirm their accuracy & should not be relied upon.



189 Robin Hood Lane Hall Green

**A Traditional Larger Style Extended Semi Detached Family Home Requiring
Some Updating Conveniently Situated on a Popular Road
Double Glazing and a Gas Central Heating System
Two Reception Rooms, Kitchen and Ground Floor Wet Room
Three Double Bedrooms and Family Bathroom
Generous Off Road Parking and Rear Garden
The Property Offers No Upward Chain, EER – “D”**

Guide Price £260,000

Viewing Hall Green Office 0121- 683 6363

189 Robin Hood Lane, Hall Green, B28 0JE

The property is set back from the road behind a foregarden with planted area and block paved driveway providing generous off road parking.

Accommodation on the Ground Floor

Enclosed Porch having a part glazed front door and further part glazed door with stained leaded window to the side leading to:-

Reception Hall having stairs to the first floor, central heating radiator, original tiled flooring, door to under stairs storage and doors off to:-

Reception Room One (front) 14'10" x 12' max having a double glazed window to the front, brick built open fireplace, central heating radiator and engineered wood flooring.

Extended 'L' shaped Reception Room Two (rear) 24'11" max x 19'4" max having a double glazed patio door to the rear, double glazed window to the rear and double glazed door to the side passage, central heating radiator and wall mounted gas fire.

Kitchen (middle) 11' x 9'5" having a range of floor and wall units with work surface over, stainless steel sink and drainer with mixer tap over, tiling to splash prone areas, tiling to floor, wall mounted combi boiler, space for white goods and a double glazed window to the side.

'L' shaped Ground Floor Wet Room being fitted with an electric shower, pedestal wash hand basin and close coupled w.c., tiling to splash prone areas, central heating towel radiator, extractor fan and a double glazed window to the front.

First Floor

Landing having a window to the side and doors off to:-

Bedroom One (front) 14'10" x 12' having a double glazed window to the front, central heating radiator, cast iron style fireplace and timbre effect laminate flooring.

Bedroom Two (rear) 14' x 10'2" having a double glazed window to the rear, cast iron style fireplace and central heating radiator.

Bedroom Three (rear) 10'7" x 9'6" having a double glazed window to the rear, central heating radiator and timber effect laminate flooring.



Bathroom (front) being fitted with a suite comprising:- 'L' shaped shower bath with shower mixer and screen, pedestal wash hand basin and close coupled w.c., extractor fan, central heating towel radiator and tiling to floor, tiling to splash prone areas and a Velux roof light to the front.

Outside

Rear Garden being a mature rear garden mainly set to lawn with paved patio area and well stocked borders.

Tenure - we are informed that the tenure of the property is Freehold. However, any interested parties are strongly recommended to have this information verified by their Solicitor or Surveyor at the earliest opportunity. Please consult us for further details.

GENERAL INFORMATION

Fixtures & Fittings - Only those items mentioned in the particulars are included in the sale. However, other items may be available by separate negotiation.

Viewing - Strictly by prior appointment through Shakespeares Estate Agents, Hall Green Office:- Telephone:- 0121 683 6363.

Internet - All our properties can be seen on e-shakespeares.co.uk and onthemarket.com

Free Sales Valuation - If you have a property to sell, Shakespeares Estate Agents would be pleased to provide, without obligation, a free sales valuation at your convenience.

Independent Mortgage Advice - Shakespeares Estate Agents are proud to introduce Eamonn Reilly of EFR Limited who is a qualified professional independent mortgage advisor. He can provide you with up to the minute information on the available rates. To arrange an appointment please contact Shakespeares Estate Agents on 0121 683 6363. Your Home is at risk if you do not keep up repayment on a mortgage or other loans secured on it.

Conveyancing - Shakespeares work very closely with local Solicitors and can introduce long established, reputable firms to you, who can provide a no-obligation conveyancing quotation. Upon completion of any transaction Shakespeares will receive an introductory fee, which will be paid out of the Solicitors own resources. This arrangement is regulated by the Solicitors Regulation Authority and The Solicitors Code of Conduct 2007

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We have in place procedures and controls which are designed to forestall and prevent Money laundering. If we suspect that a supplier, customer/client or employee is committing a Money laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the Serious Organised Crime Agency.

Description

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

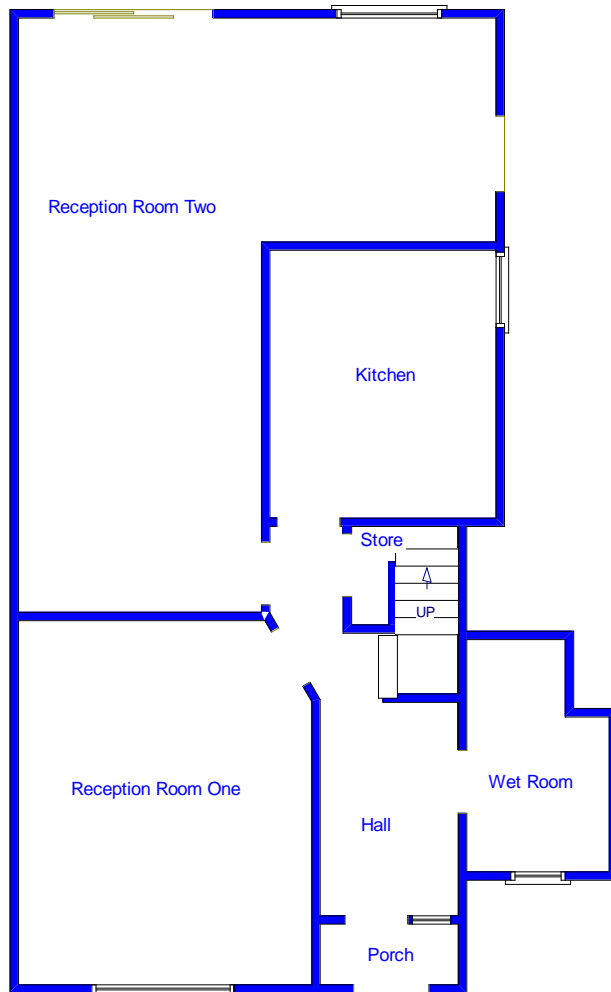
Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Shakespeares nor any of its employees has any authority to make or give any representation or warranty whatever in relation to this property.

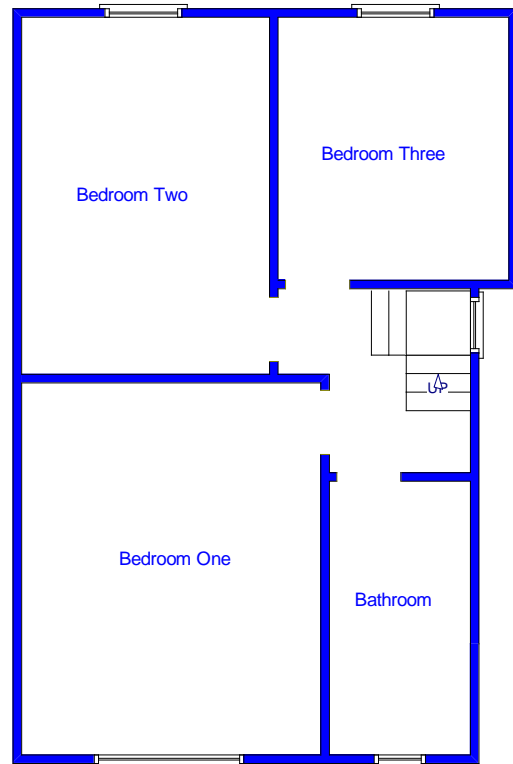
Shakespeares have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Shakespeares have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars correct until it has been verified by their own solicitor, surveyor or professional adviser. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.



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Ground Floor (not to scale).



First Floor (not to scale).

