Shrewton Avenue

Druids Heath

Offers Around £195,000

Description

Situated in this most convenient location this superbly presented mid terraced house benefits from the local amenities of Kings Norton, Kings Heath, Maypole and the surrounding area.

The property has been completely refurbished to a high standard throughout.

Close to well regarded local primary schooling and secondary schools, education facilities are subject to confirmation from the Education Department and there is the benefit of local shops at Maypole including Sainsburys and easy access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

The property is situated within a short drive to Shirley along Maypole Lane and one can continue beyond Alcester Road to Birmingham city centre and the southern Birmingham suburbs, along with the Hollywood by-pass which links to the M42, forming the hub of the national motorway network.

There are railway stations nearby at Yardley Wood, Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham and the surrounding suburbs.

Set back from the road via a gated front garden with steps to a UPVC front door opens into the porch with further door opens into the utility with WC and refitted kitchen diner with stairs to the first floor accommodation and door into the lounge with bow window and door to the rear garden.

On the first floor landing there are doors to three double bedrooms, airing cupboard with boiler and refitted family bathroom.

The rear garden has a gravel patio leading to lawn with fending to boundaires, gated access to the rear and timber shed.

Accommodation

PORCH

UTILITY WITH WC

REFITTED KITCHEN DINER
19'4 x 12'3 (5.89m x 3.73m)

LOUNGE
19'0 x 12'4 (5.79m x 3.76m)

LANDING

BEDROOM 1
12'9 x 9'3 (3.89m x 2.82m)

BEDROOM 2
12'3 max x 10'7 (3.73m max x 3.23m)

BEDROOM 3
12'7 max x 9'9 (3.84m max x 2.97m)

REFITTED FAMILY BATHROOM

FRONT & REAR GARDENS

TENURE: We are advised that the property is freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 04/12/2025. Actual service availability at the property or speeds received may be different.

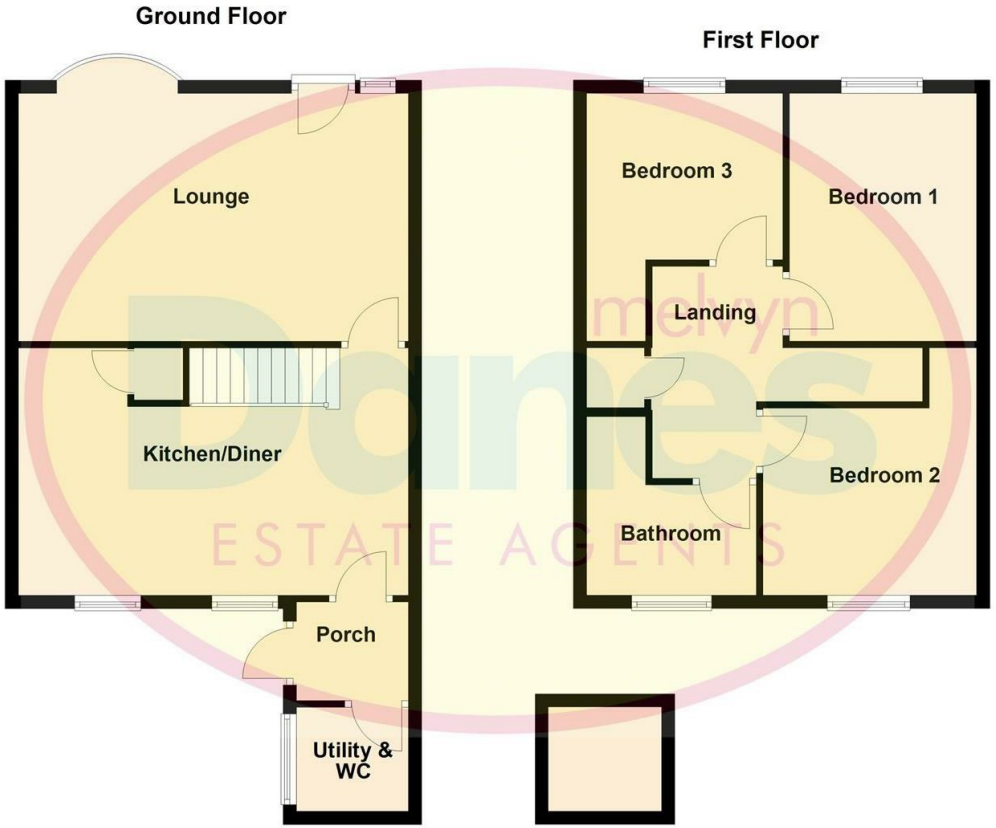
MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 04/12/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

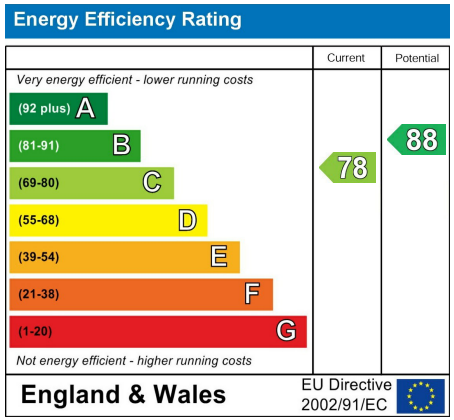
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



44 Shrewton Avenue Druids Heath Birmingham B14 5SA
Council Tax Band: A



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.

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