



Danes melvyn
ESTATE AGENTS

Stot Fold Road
Maypole
Offers Around £275,000

Description

An ideal location for this well presented three bedroom semi detached house located within walking distance of the local amenities.

Situated close to well regarded primary schooling and Secondary Schools, Education facilities are subject to confirmation from the Education Department. 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 block paved driveway, a UPVC double glazed door opens in to the

PORCH

Having a UPVC double glazed door into the

HALLWAY

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and doors into the modern kitchen diner and

LOUNGE

13'6 into dog leg bay x 10'11 max (4.11m into dog leg bay x 3.33m max)



Having UPVC double glazed dog leg bay window to the front, ceiling light oint, central heating radiator and fireplace with inset log burner

MODERN KITCHEN DINER

26'6 max x 12'11 into bay (8.08m max x 3.94m into bay)



Having a modern mage of wall, drawer and base units with work surfaces over and matching upstands, incorporating sink and drainer with mixer tap, four ring gas hob with extractor over, double eye level oven, integrated dishwasher and wine cooler, space for American fridge freezer, recessed ceiling spot lights, central heating radiator, UPVC double glazed window and double doors to the rear garden and further doorway into the



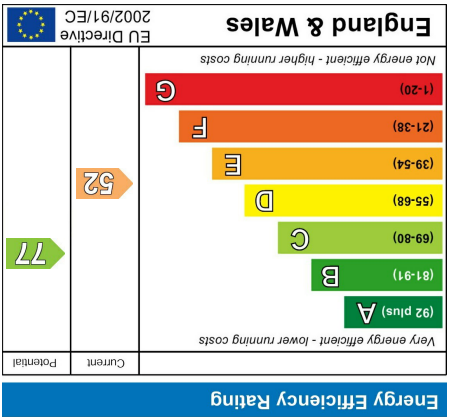
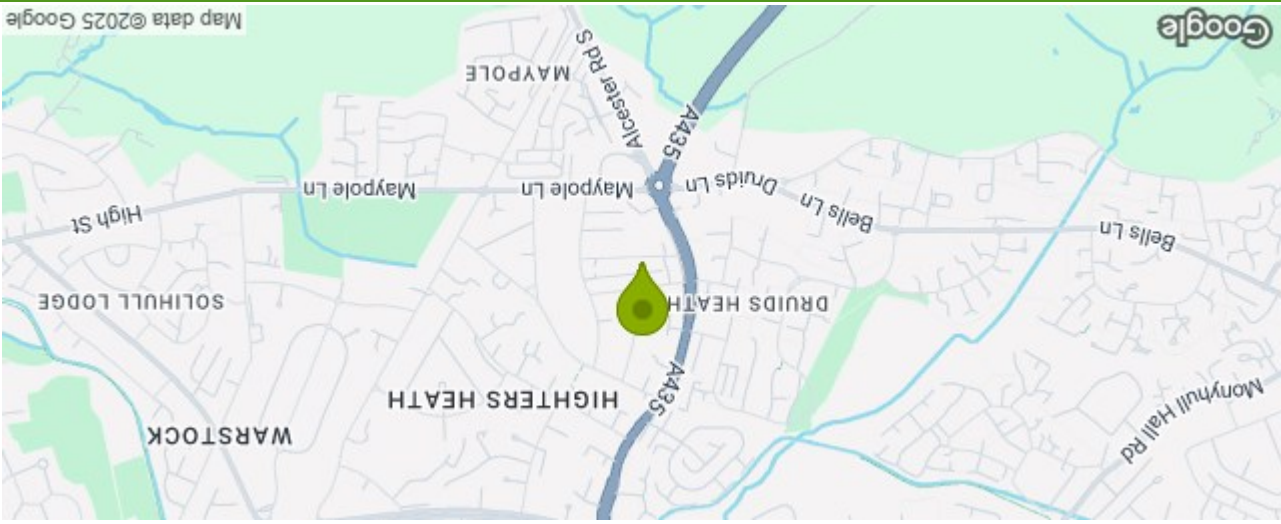
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: B

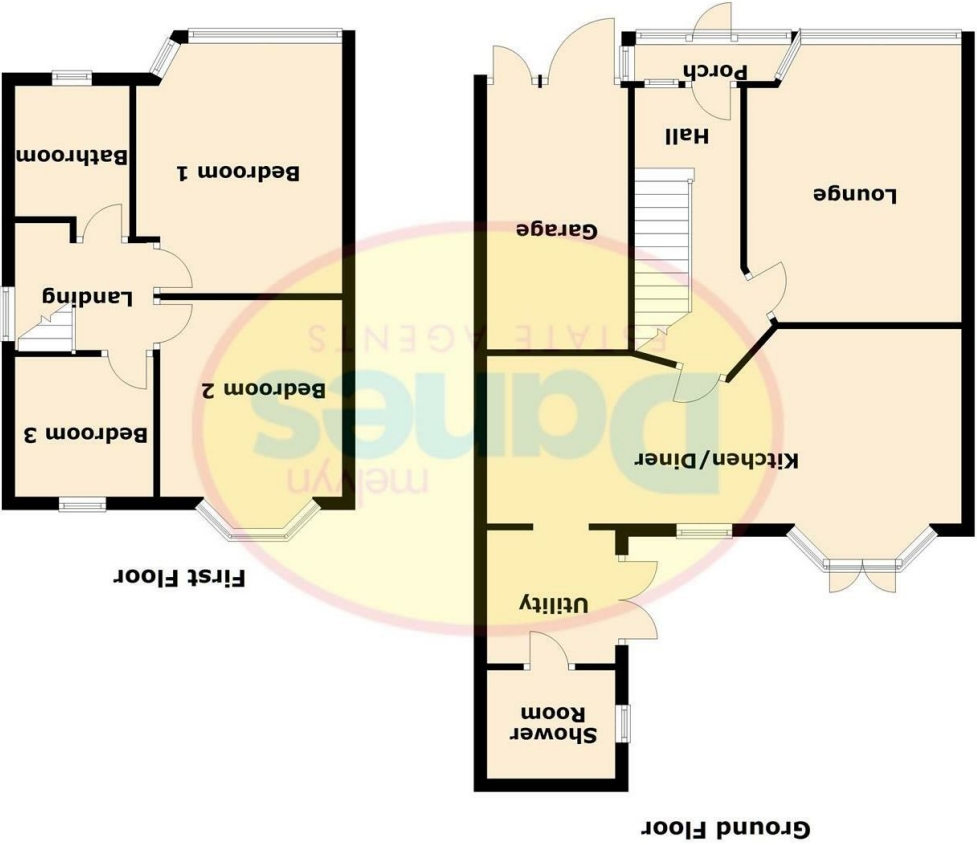
VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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: 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.



26 Stot Fold Road Maypole Birmingham B14 5JB
Council Tax Band:



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.