



Allwell Drive, Maypole

Offers Around £250,000

- PORCH
- LOUNGE
- GROUND FLOOR WC
- BATHROOM
- FRONT DRIVEWAY
- HALLWAY
- EXTENDED & REFITTED KITCHEN
DINING FAMILY ROOM
- THREE BEDROOMS
- REAR GARDEN
- NO UPWARD CHAIN

Situated in this popular and convenient cul de sac location this well presented and extended semi detached house is ideally situated for the local amenities.

Close to 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.

Set back from the road via a block paved front driveway, a UPVC double glazed door opens into the

PORCH

Having wall light point and door into the

HALLWAY

Having staircase rising to the first floor accommodation, ceiling light point, central heating radiator, cloaks cupboard and door into the

LOUNGE

18'1 x 12'1 max (5.51m x 3.68m max)



Having UPVC double glazed window to the front, two ceiling light points, two wall light points, two central heating radiators, fireplace with inset electric fire and sliding door into the

EXTENDED KITCHEN DINING FAMILY ROOM 20'0 x 15'1 (6.10m x 4.60m)



Having a classical refitted kitchen comprising of wall, drawer and base units with work surfaces over, matching up stands, central island with inset ceramic sink and drainer, integrated induction hob with extractor over, eye level oven and dishwasher, space for fridge freezer and washing machine, ceiling light points, recessed ceiling spot lights, two central heating radiators, Velux and skylight windows, UPVC double glazed windows to the side and rear, sliding patio doors to the rear garden and door into the



GROUND FLOOR WC

Having low level WC, wash hand basin and ceiling light point

LANDING

Having ceiling light point, loft access and doors to three bedrooms, bathroom and cupboard

BEDROOM 1
14'1 x 9'2 max (4.29m x 2.79m max)



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

BEDROOM 2
12'9 x 9'2 max (3.89m x 2.79m max)



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

BEDROOM 3
10'10 max x 6'11 (3.30m max x 2.11m)

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

BATHROOM



Having bath with shower over, low level WC, wash hand basin, ceramic wall tiles, ceiling light point, central heating radiator and UPVC double glazed window to the rear

REAR GARDEN



Having paved patio area leading to lawn, flower and shrub borders, fencing to boundaries and gated side access

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.



COUNCIL TAX BAND - C

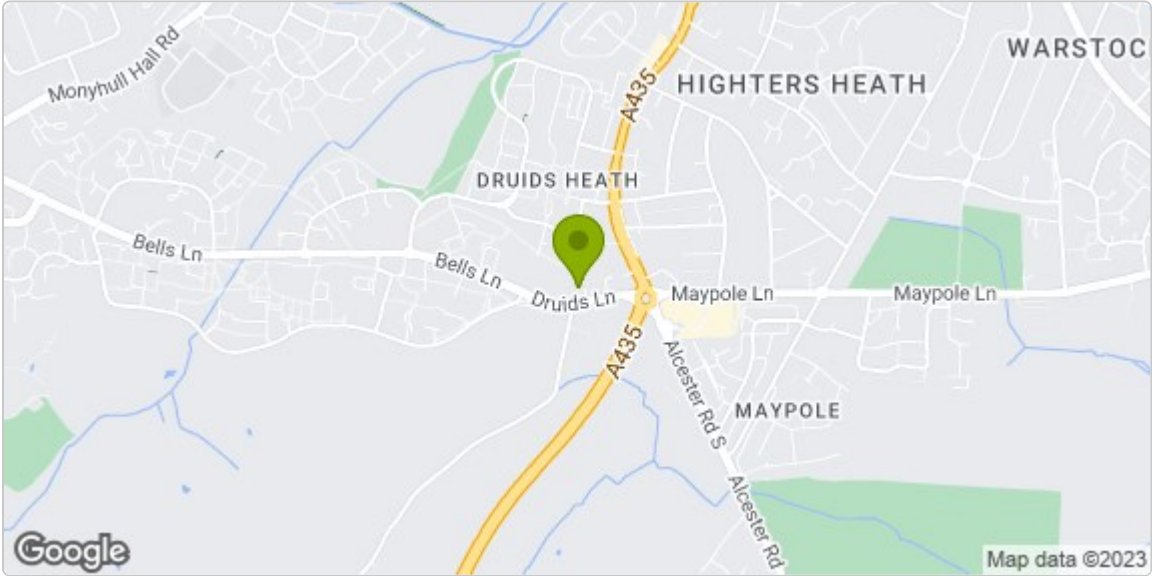
TENURE We are advised that the property is Freehold but as yet we have not been able to verify this.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

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.

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.

PROPERTY TO SELL? If in order to purchase this property should you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.



Full Postal Address:
8 Allwell Drive Maypole
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Council Tax Band: C

