

A yellow oval logo with a green border. Inside, the word "melvyn" is in a small, green, sans-serif font. Below it, the word "Danes" is in a large, bold, green, sans-serif font. At the bottom, the words "ESTATE AGENTS" are in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A photograph of a semi-detached house with a white exterior and dark grey roof. The house has a bay window on the left and a front door with a small porch. A gravel driveway leads to the front door. A wooden fence is on the left, and a red car is parked on the right. The sky is blue.

Maypole Lane
Nr Hollywood
Offers In The Region Of £300,000

Description

Maypole Lane is on the borders of Maypole and Solihull Lodge. The property enjoys being within close proximity to open countryside towards Hollywood and public recreation space at Daisy Farm on the opposite side of the road.

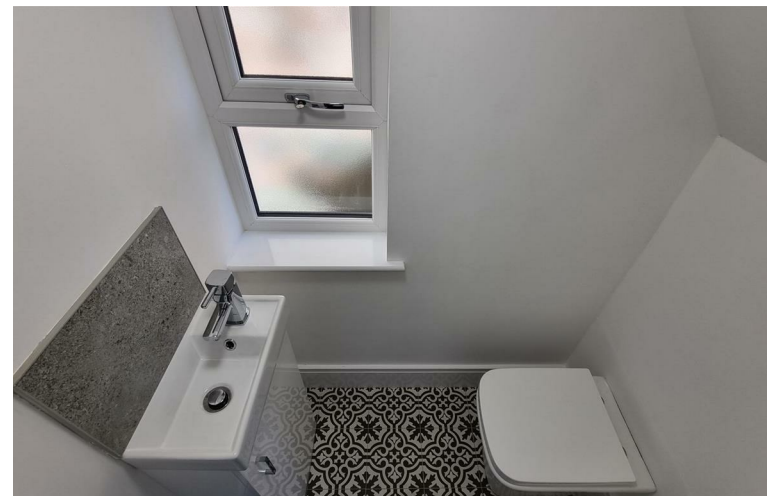
Local bus services operate along Maypole Lane providing access to Maypole Island, Shirley, Birmingham and the surrounding suburbs. There is a railway station at Yardley Wood, offering services to Birmingham and Stratford-upon Avon. Shopping facilities are in close proximity at the Maypole Island where there is a large Sainsburys supermarket and a selection of independent stores.

Also off Maypole Island is access to the A435 which runs into Birmingham City Centre in one direction, and giving access to the M42 Motorway at Junction 3 in the other. The M42 forms part of the Midland Motorway network with links to the M5, M40 & M6 directly off.

An ideal location therefore for this fully refurbished end of terraced property, which sits back from the road behind newly laid block paved front driveway with landscaped foregarden and gated side access, a UPVC double glazed door opens into the porch with further double glazed door into the hallway with stairs to the first floor accommodation and doors into the lounge and refitted kitchen diner to the rear with integrated appliances and double doors to the rear garden.

On the first floor there are three good size bedrooms and a refitted bathroom with additional shower enclosure.

The rear garden has a decked patio area leading to newly laid lawn with rear hardstanding and gated vehicular access from the neighbouring road.



PORCH

HALLWAY

LOUNGE

14'11 into bay x 10'9 (4.55m into bay x 3.28m)

REFITTED KITCHEN DINER

17'0 x 13'11 (5.18m x 4.24m)

LANDING

BEDROOM 1

13'11 x 10'10' (4.24m x 3.30m')

BEDROOM 2

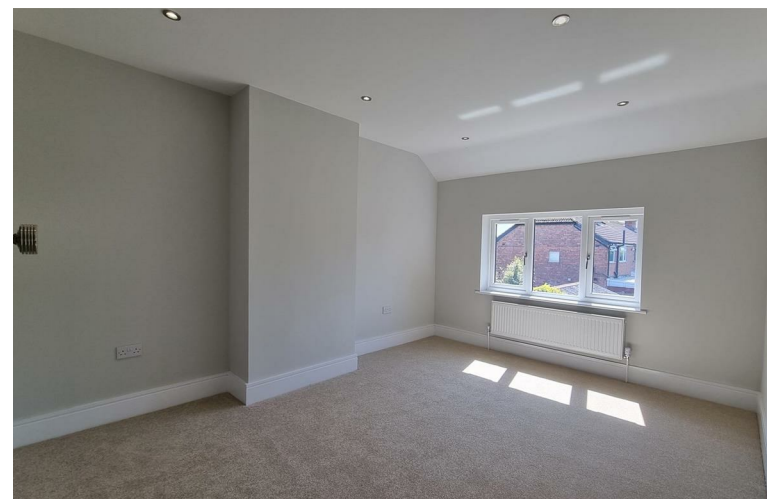
12'1 x 10'5 (3.68m x 3.18m)

BEDROOM 3

8'7 x 6'6 (2.62m x 1.98m)

REFITTED BATHROOM

REAR GARDEN WITH VEHICULAR ACCESS



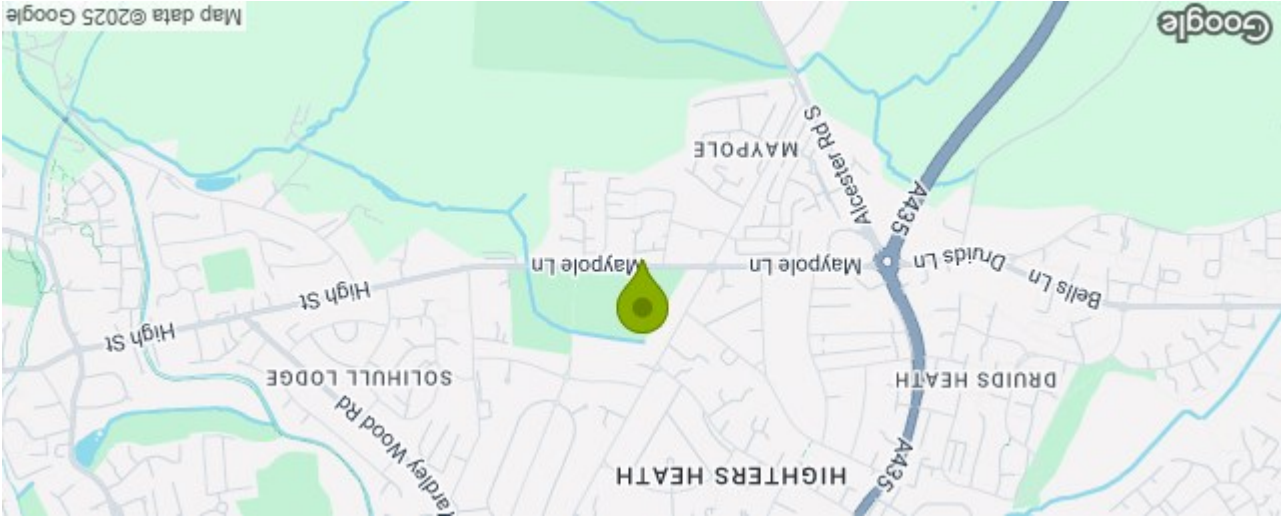
TENURE: We are advised that the property is Freehold

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.



159 Maypole Lane Nr Hollywood Birmingham B14 4PF
Council Tax Band: B

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

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.