

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, grey, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, grey, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

A photograph of a two-story semi-detached house. The house has a white upper story with a bay window and a smaller window. The ground floor is finished with light-colored stone or brickwork and features a light green front door with a glass panel and a side window. A dark grey tiled porch covers the entrance. To the right, there is a brick garage with a wooden door and a wooden front door. A black metal railing runs along the side of the property. The foreground is paved with grey bricks. A large green bush is on the left side.

Westfield Avenue

Nr Hollywood

Offers Around £280,000

## Description

Westfield Avenue leads conveniently off Maypole Lane 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 and Shirley town centres. There is a railway station in 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 other 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 motorway links to the M5, M40 & M6 directly off.

An ideal location therefore for this well presented semi detached property in this cul de sac location which sits back from the road behind a block paved hard standing leading to a composite front door into the porch with door into the hallway, stairs to the first floor accommodation and door into the spacious lounge diner, the extended fitted kitchen has open access to the full width conservatory leading to the rear garden and door to the side lobby with door to the ground floor WC.

On the first floor landing there are doors to three bedrooms and a refitted bathroom.

The rear garden has a paved patio area leading to artificial lawn play area to the rear and fencing to boundaries.



**Accommodation**

**PORCH**

**HALLWAY**

**LOUNGE DINER**

22'0" x 15'10" max (6.71m x 4.83m max )

**EXTENDED KITCHEN**

15'8" x 7'10" (4.78m x 2.39m)

**CONSERVATORY**

13'10" x 8'11" (4.24m x 2.72m)

**GROUND FLOOR WC**

**LANDING**

**BEDROOM 1**

13'1" into bay x 8'11" (3.99m into bay x 2.72m)

**BEDROOM 2**

11'1" into bay x 8'9" (3.38m into bay x 2.67m)

**BEDROOM 3**

7'8" max x 6'9" (2.34m max x 2.06m)

**REFITTED BATHROOM**

**REAR GARDEN**



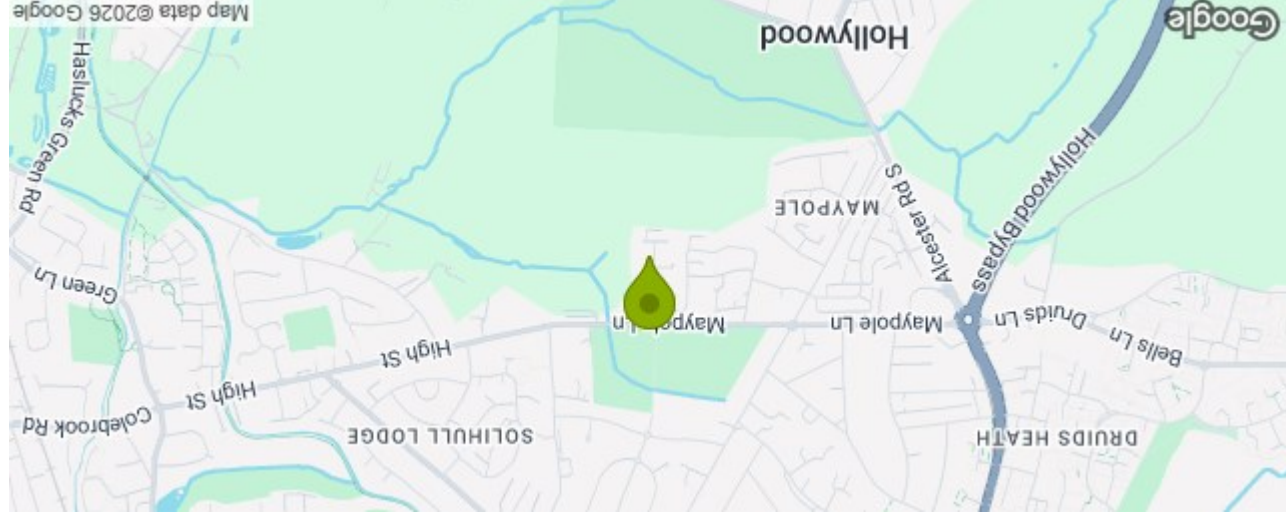
FLOOR PLAN Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

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 you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on who would be pleased to discuss its current market value, our fees and services with you.



**38 Westfield Avenue Nr Hollywood Birmingham B14 4PN**  
**Council Tax Band: B**

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

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