

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, black, 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, black, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

The image shows the front of a two-story brick house. The house has a red brick facade and a brown tiled roof. The front door is white with a small arched window and is set under a brick archway. To the right of the door is a white-framed window with three panes. Above the door and window are two more white-framed windows. A concrete path leads from the foreground to the door. The house is surrounded by a lawn and various plants, including a large green bush on the right and a red-leafed bush on the left. A stone wall is visible in the foreground. The sky is blue with some clouds.

**Alcester Road South**  
**Nr Hollywood**  
**Offers Around £250,000**

## Description

An ideal location for this traditional semi detached house set back in a slip road just off Alcester Road South overlooking local farmland, close to the local facilities of Hollywood and Maypole with well regarded local primary schooling and secondary school within close proximity, 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.

A lawned foregarden leads to a UPVC front door opens into the porch with further door into the hallway with doors into the lounge diner and kitchen, to the rear there is a veranda with door to the rear garden.

On the first floor accommodation there are three bedrooms and a bathroom.

The rear garden had a paved patio leading to lawn with access to the rear garage.



**Accommodation**

**PORCH**

**HALLWAY**

**LOUNGE DINER**

23'11 x 11'5 max (7.29m x 3.48m max)

**KITCHEN**

11'3 x 7'1 (3.43m x 2.16m)

**VERANDA**

16'4 x 7'5 (4.98m x 2.26m)

**BEDROOM 1**

12'2 x 10'2 (3.71m x 3.10m)

**BEDROOM 2**

12'2 x 10'9 (3.71m x 3.28m )

**BEDROOM 3**

7'6 x 6'4 (2.29m x 1.93m)

**BATHROOM**

**REAR GARDEN**

**REAR GARAGE**



TENURE: We are advised that the property is freehold.

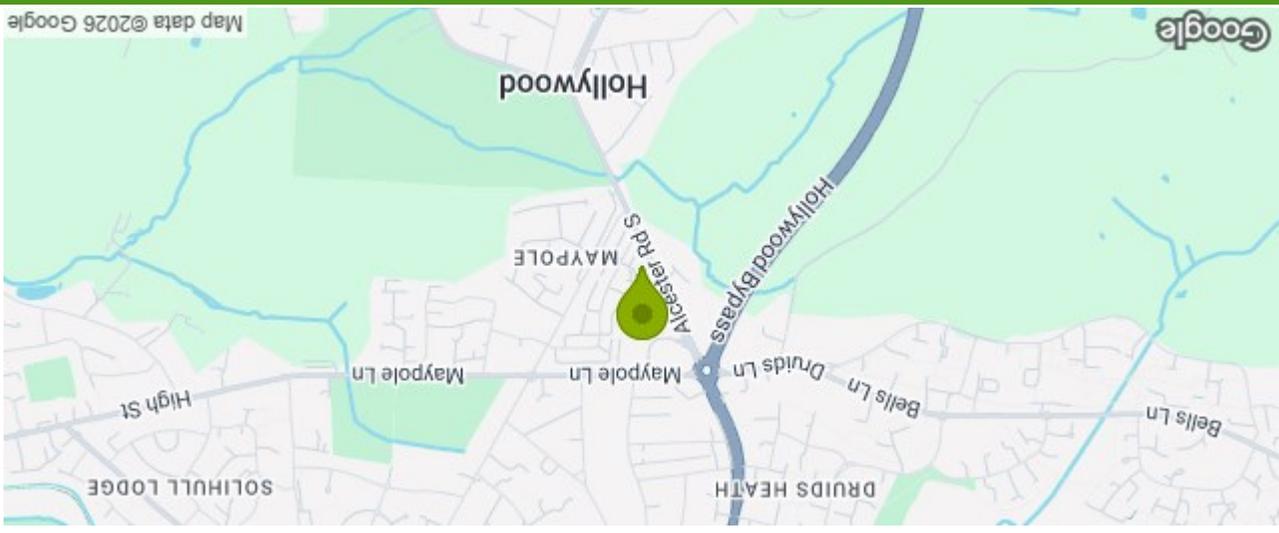
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 04/06/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 04/06/2025. 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.

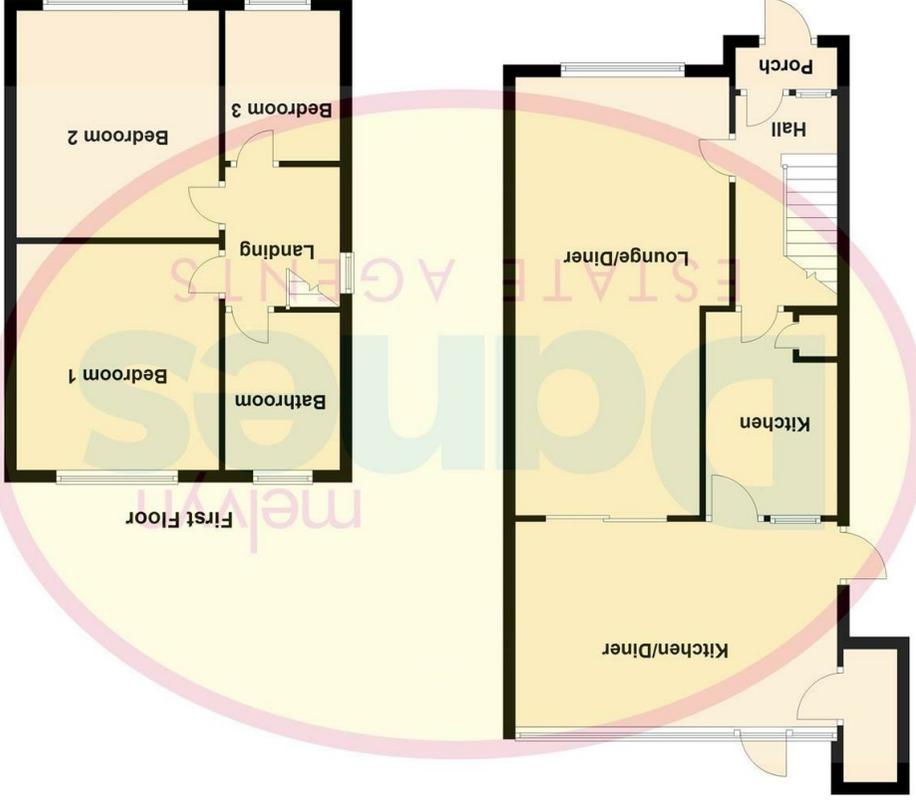
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact 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: 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 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 the sale.



Tel: 01564 826 555 Email: wythall@melyndanes.co.uk melyndanes.co.uk

Ground Floor



1131 Alcester Road South Nr Hollywood Birmingham B14 5TP  
Council Tax Band: C

Energy Efficiency Rating	
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	
Current	53
Potential	77

EU Directive 2002/91/EC

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.