

A yellow oval logo with a green border. Inside, the word "Danes" is written in large green letters, with "melvyn" in smaller green letters above it. Below "Danes", the words "ESTATE AGENTS" are written in smaller green letters.

**melvyn
Danes**
ESTATE AGENTS

A photograph of the rear garden of a two-story brick house. The house has red brick walls and white-framed windows. A white double door is visible. To the right, there is a white conservatory. The garden features a gravel area, a paved path, and a green lawn. A white car is parked on the left.

**Netherdale Road
nr Hollywood
Offers Around £270,000**

Description

A partially refurbished and traditional semi detached house close to the local facilities of Hollywood and Maypole with well regarded local primary schooling and Secondary School nearby, 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 forming the hub of the midlands 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, Solihull, Kings Heath and the surrounding suburbs.

Set back from the road via a front hardstanding with double doors into the porch and further door into the hallway with stairs to the first floor accommodation and doors into the refitted kitchen and lounge diner. From the kitchen there is a covered side passageway with access to the rear garden and garage.

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

The rear garden has a paved and gravel patio area, fencing to boundaries and gated access to the rear vehicular drive with access to the garage.



PORCH

HALLWAY

LOUNGE DINER

26'4 into dog leg bay x 11'5 max
(8.03m into dog leg bay x 3.48m max)

REFITTED KITCHEN

LANDING

BEDROOM 1

14'11 into bay x 11'9 (4.55m into bay x
3.58m)

BEDROOM 2

12'2 x 10'8 (3.71m x 3.25m)

BEDROOM 3

7'2 x 6'5 (2.18m x 1.96m)

BATHROOM

REAR GARDEN

REAR GARAGE

15'10 x 8'1 (4.83m x 2.46m)

TENURE: We are advised that the property is freehold.

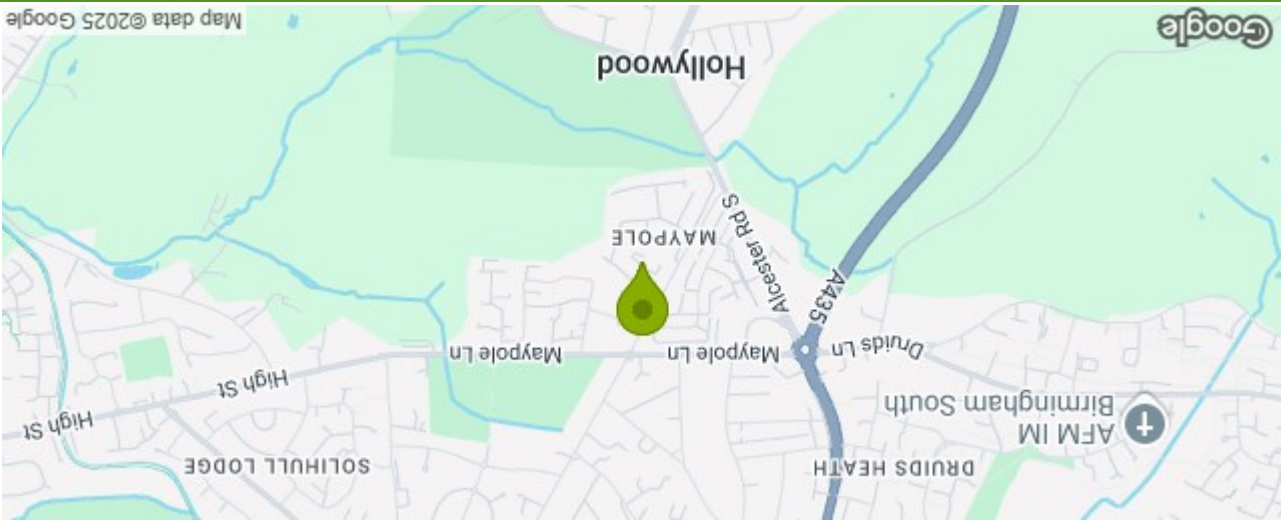
BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 12/06/2025. 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 12/06/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

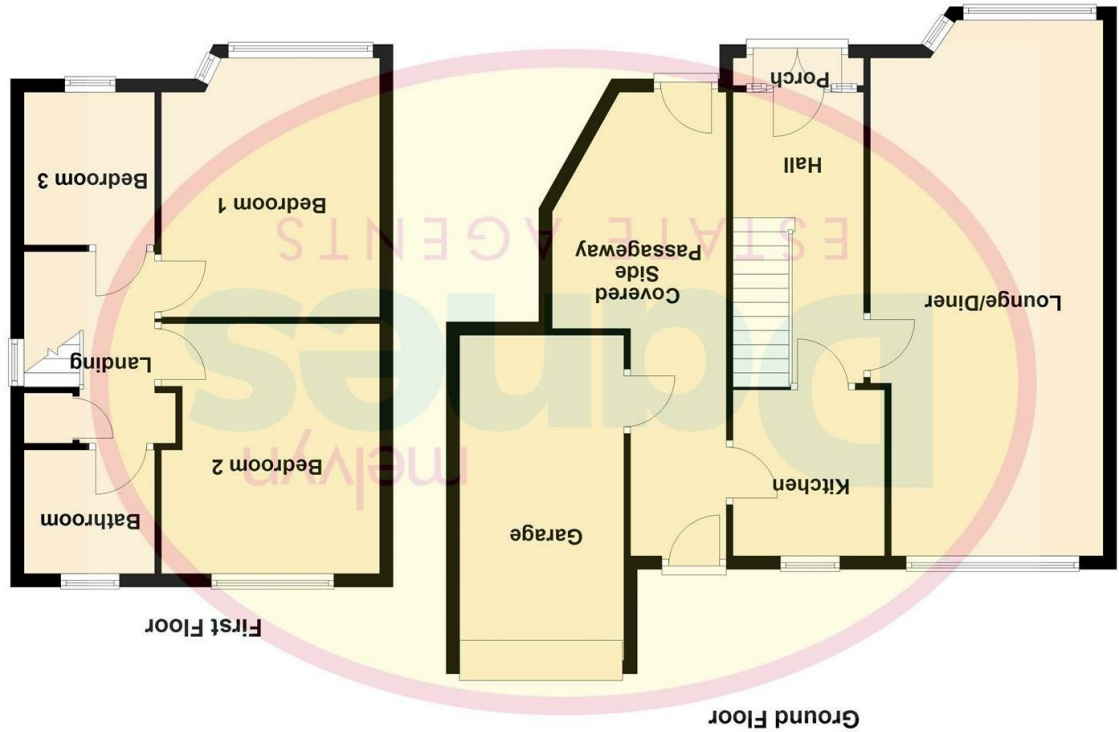
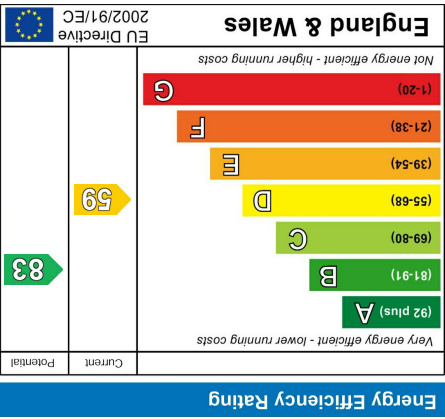
VIEWING: By appointment only with the office on the number below.

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.

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7 Netherdale Road nr Hollywood Birmingham B14 4TQ
Council Tax Band: C



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.