melvyn
Danes
ESTATE AGENTS
Myrtle Avenue
Kings Heath
Offers Around £300,000

Description

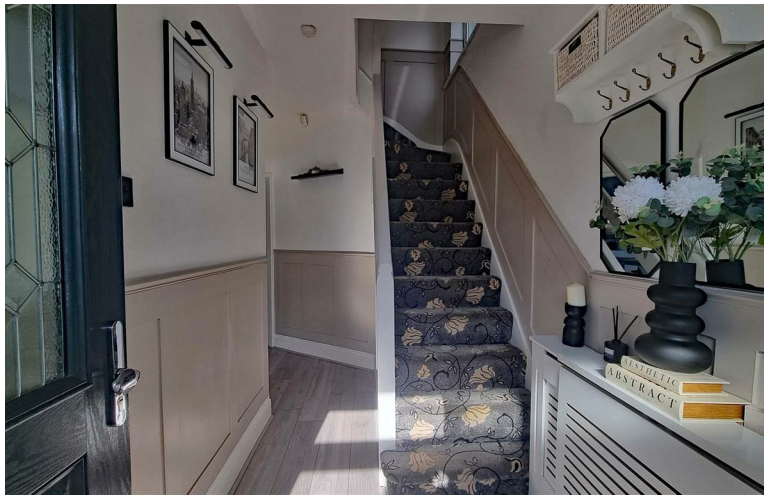
Situated in this popular and convenient cul de sac location this extended and refurbished traditional detached house requires internal inspection to be appreciated and offers well proportioned accommodation, particularly on the ground floor.

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 inluding 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.

An ideal location therefore for this three bedroom detached house which sits back from the road behind a front block paved driveway that leads to UPVC double glazed doors that open into the porch and hall with stairs to the first floor accommodation and doors into the lounge and superb extended open plan kitchen dining family room with ground floor WC and bi-fold doors ot the landscaped rear garden.
On the first floor landing there are three bedrooms and a refitted family bathroom.
The rear garden has a paved patio with artifical lawn and a rear garage, store and gated rear access.



Accommodation

PORCH

RECEPTION HALLWAY

LOUNGE

14'5" into bay x 10'9" (4.39m into bay x 3.28m)

OPEN PLAN LIVING KITCHEN & DINING AREA

21'0" max x 19'9" max (6.40m max x 6.02m max)

GROUND FLOOR WC

Having UPVC double glazed window to the rear, ceiling light point and low level WC

FIRST FLOOR LANDING

BEDROOM ONE

15'0" into bay x 10'5" (4.57m into bay x 3.18m)

BEDROOM TWO

13'0" into bay x 9'3" (3.96m into bay x 2.82m)

BEDROOM THREE

8'0" max x 6'0" (2.44m max x 1.83m)

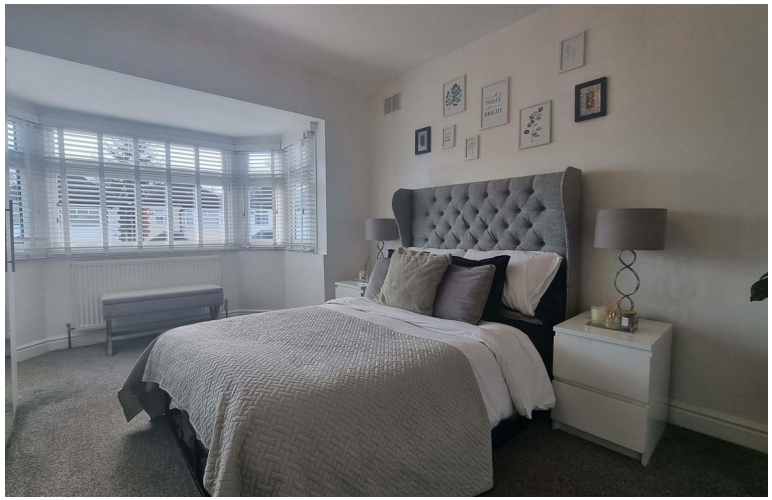
REFITTED BATHROOM

OUTSIDE

REAR GARDEN

GARAGE/STORE

SIDE PASSAGEWAY STORE



TENURE: We are advised that the property is freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 17Mbps, 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 03/03/2025. Actual service availability at the property or speeds received may be different.

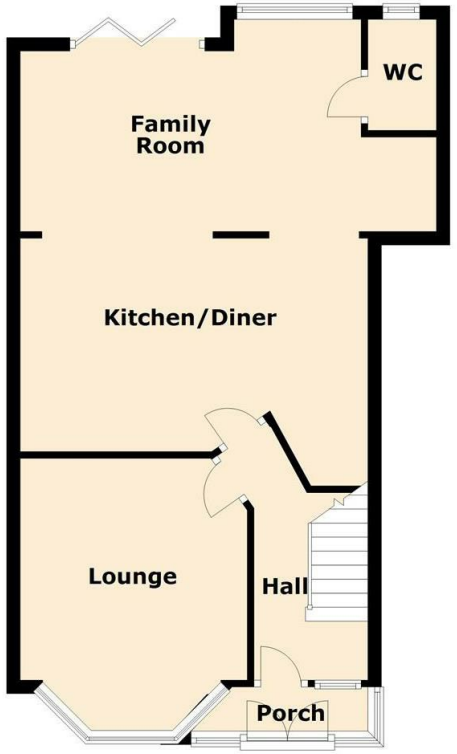
MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 03/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

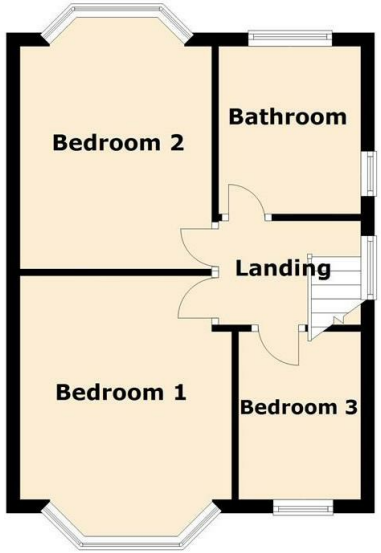
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact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

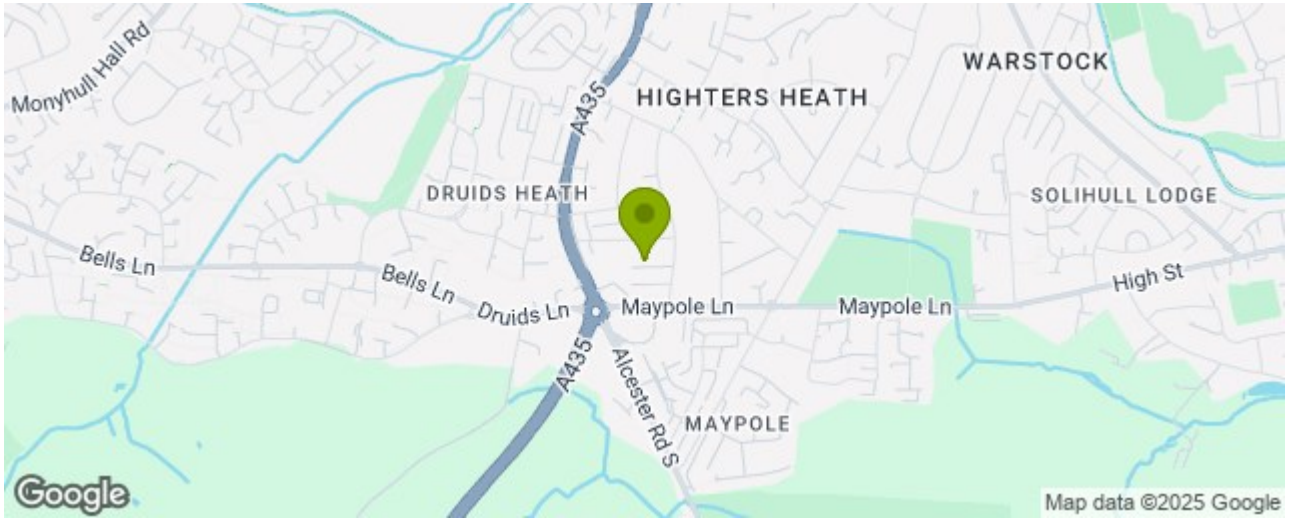
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. 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.

Ground Floor

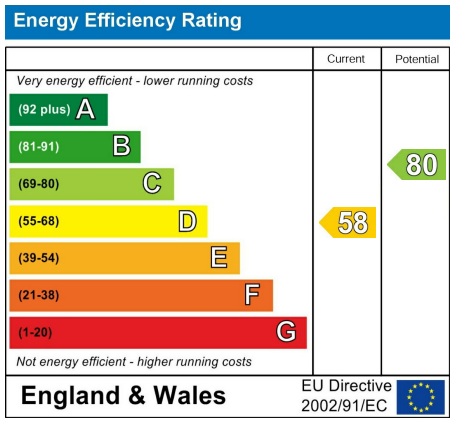


First Floor





19 Myrtle Avenue Kings Heath Birmingham B14 5DU
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.

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