

A yellow oval logo with a green border. Inside, the word "melvyn" is in small green letters, "Danes" is in large green letters, and "ESTATE AGENTS" is in smaller green letters below.

melvyn  
**Danes**  
ESTATE AGENTS

A photograph of a two-story white house with a red brick base and a tiled roof. The house has a bay window on the ground floor and a dormer window on the upper floor. A small white porch with a blue door is on the left. A silver car is parked on the street in front of the house. A street sign on a pole in front of the house reads "COURTWAY AVE" and "CL. DE SAC".

**Courtway Avenue**

**Nr Hollywood**

**Offers Around £250,000**



## Description

A superbly presented semi detached house in this most popular and convenient cul de sac location which has been greatly improved and refurbished by the current owners, close to the local facilities of Hollywood and Maypole with well regarded local primary and Secondary Schools 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 and beyond.

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 for this well presented traditional semi detached house in this popular cul de sac location set back from the road via a block paved driveway leading up to a UPVC double glazed door opening into the porch with composite front door opening into the hallway with stairs to the first floor accommodation, a door off opens into the lounge with bay window to the front and open access into the modern refitted kitchen diner with door to the rear garden. On the first floor there is loft access to boarded loft, three bedrooms and refitted shower room.

The rear garden has a paved patio leading to lawn with sleeper edged borders, rear patio area and gated side and rear access.





**PORCH**

**HALLWAY**

**LOUNGE**

12'8 into bay x 9'10 (3.86m into bay x 3.00m)

**MODERN REFITTED KITCHEN  
DINER**

15'11 x 11'0 into bay (4.85m x 3.35m into bay)

**LANDING**

**BEDROOM 1**

13'0 inot bay x 9'6 (3.96m inot bay x 2.90m)

**BEDROOM 2**

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

**BEDROOM 3**

7'6 x 5'6 (2.29m x 1.68m)

**REFITTED SHOWER ROOM**

**REAR GARDEN**

**FRONT DRIVEWAY**





TENURE: We are advised that the property is freehold.

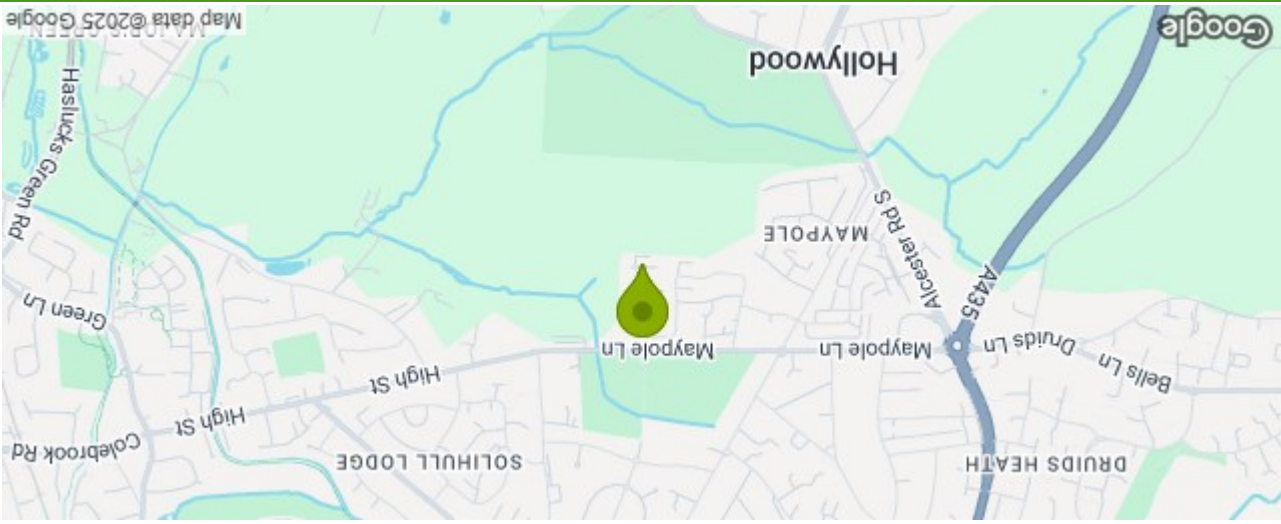
BROADBAND: We understand that the standard broadband download speed at the property is around 15Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 05/02/2025. 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 05/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

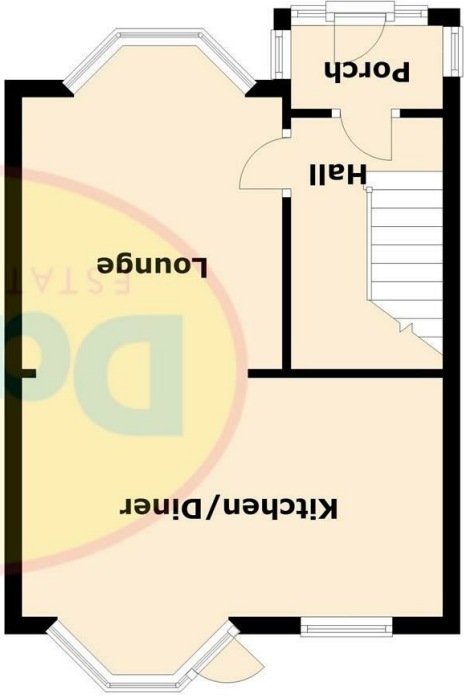
VIEWING: By appointment only with the office on the number below.

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.

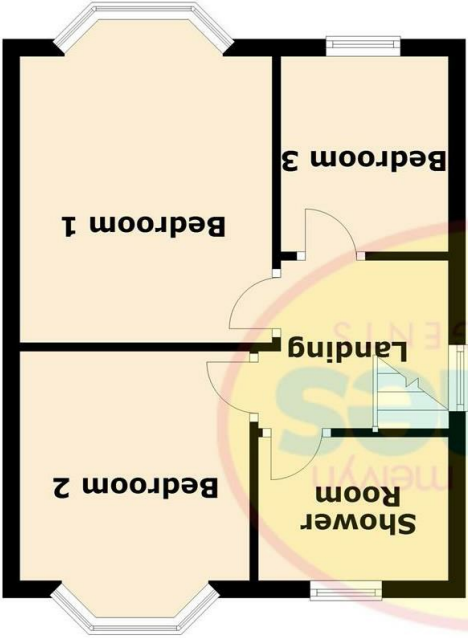
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.



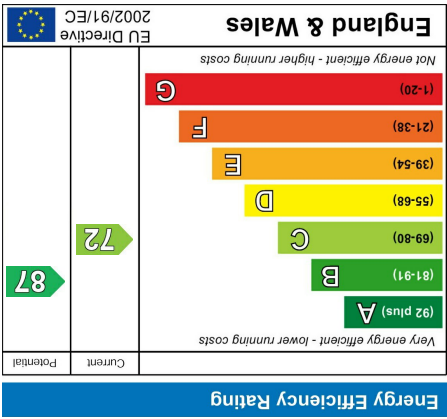
Ground Floor



First Floor



19 Courtyard Avenue Nr Hollywood Birmingham B14 4PP  
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.