



Danes
melvyn
ESTATE AGENTS

**Denver Road
Kings Heath
Offers Around £270,000**

Description

A well presented and extended end of terraced house close to the local facilities of Maypole and the surrounding area with well regarded local 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 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.

A most convenient location for this property set back from the road via a paved and tarmacadam driveway, a UPVC door opens into the hallwt with stairs to the first floor accommodation and door into the lounge with UPVC double glazed box bay window to the dining room with open access into the extended and refitted kicthen diner.

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

The large rear garden has a paved patio area leading to extensive lawn with gated side access and fencing to boundaries.



Accommodation

PORCH

HALLWAY

LOUNGE

16'1 into bay x 12'0 (4.90m into bay x 3.66m)

DINING ROOM

13'1 x 9'0 (3.99m x 2.74m)

EXTENDED KITCHEN DINER

15'4 x 11'0 (4.67m x 3.35m)

LANDING

BEDROOM 1

12'5 x 10'3 (3.78m x 3.12m)

BEDROOM 2

10'2 x 10'1 (3.10m x 3.07m)

BEDROOM 3

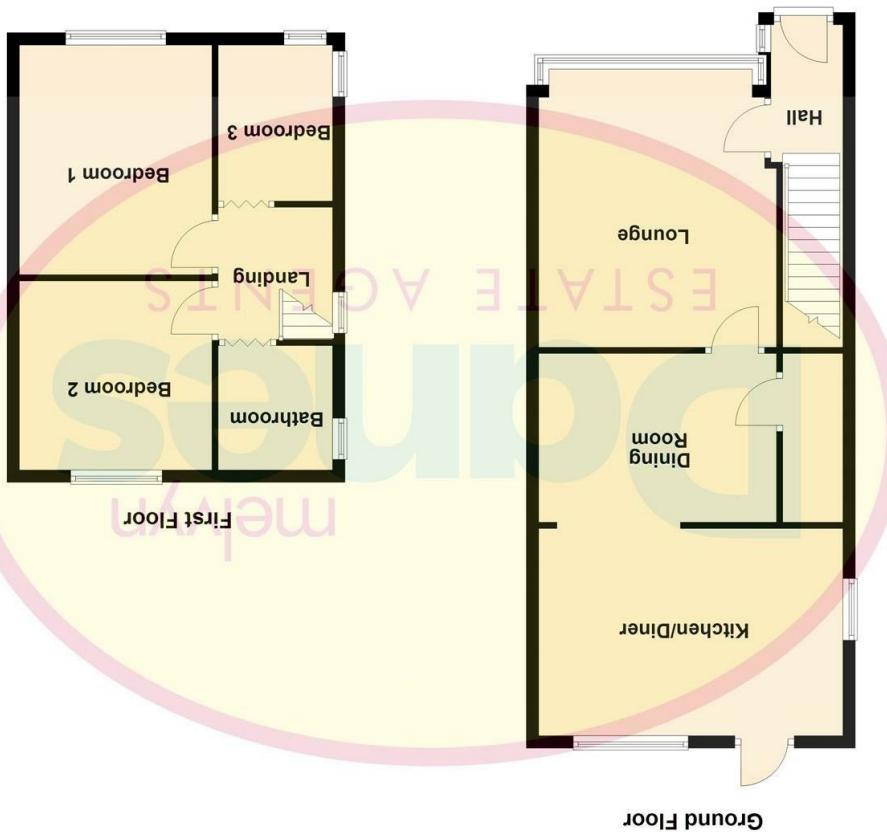
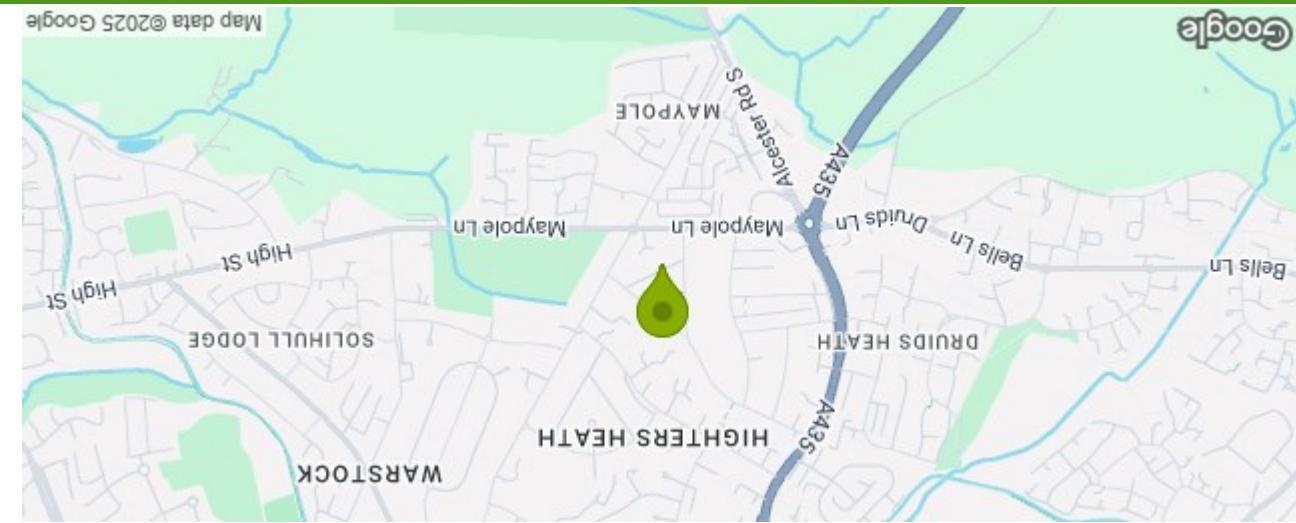
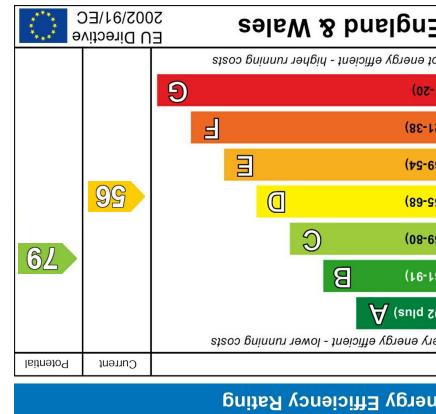
8'4 x 6'1 (2.54m x 1.85m)

BATHROOM

LARGE REAR GARDEN



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.



MONY 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 individuals, 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 an agreed delay in agreeing the sale.

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.

Liensensed Consumer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain their solicitor. Photographs are provided for illustrative purposes only and the items shown in these notes 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 or fit for their purpose.

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

cheatcode.com/arm/au on 07/05/2025. Please note that the actual servers available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand broadband download speed at the property is around 15 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 07/05/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is freehold.