Hawkhurst Road

Maypole

Asking Price £260,000

Description

An ideal location for this superbly presented three bedroom semi detached house located within walking distance of the local ameneties at Maypole.

Situated close to well regarded primary schooling and Secondary Schools, 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 Kings Heath, Moseley, 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 and the surrounding subburbs.

Set back from the road via a block paved and gravel front driveway, a UPVC front door opens into the hallway with stairs to the first floor accommodation and door into the lounge with bay window to the fron and door into the modern kitchen diner with integrated appliances and windows and door to the side and rear garden.

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

The landscaped rear garden is a pleasant aspect of the property with paved patio leading to lawn, to the rear is a most versatile summer house and store, currently used as a treatment room, there are fencing and hedges to boundaries and gated side access.

Accommodation

HALLWAY

LOUNGE
16'4 into bay x 13'3 max (4.98m into bay x 4.04m max)

MODERN KITCHEN DINER
16'2 x 9'0 (4.93m x 2.74m)

LANDING

BEDROOM 1
12'9 x 10'0 (3.89m x 3.05m)

BEDROOM 2
10'1 x 10'0 (3.07m x 3.05m)

BEDROOM 3
8'3 x 6'3 (2.51m x 1.91m)

REFITTED BATHROOM

LANDSCAPED REAR GARDEN

SUMMER HOUSE
Currently used as a treatment studio

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 2000 Mbps. Data taken from checker.ofcom.org.uk on 24/09/2025. Actual service availability at the property or speeds received may be different.

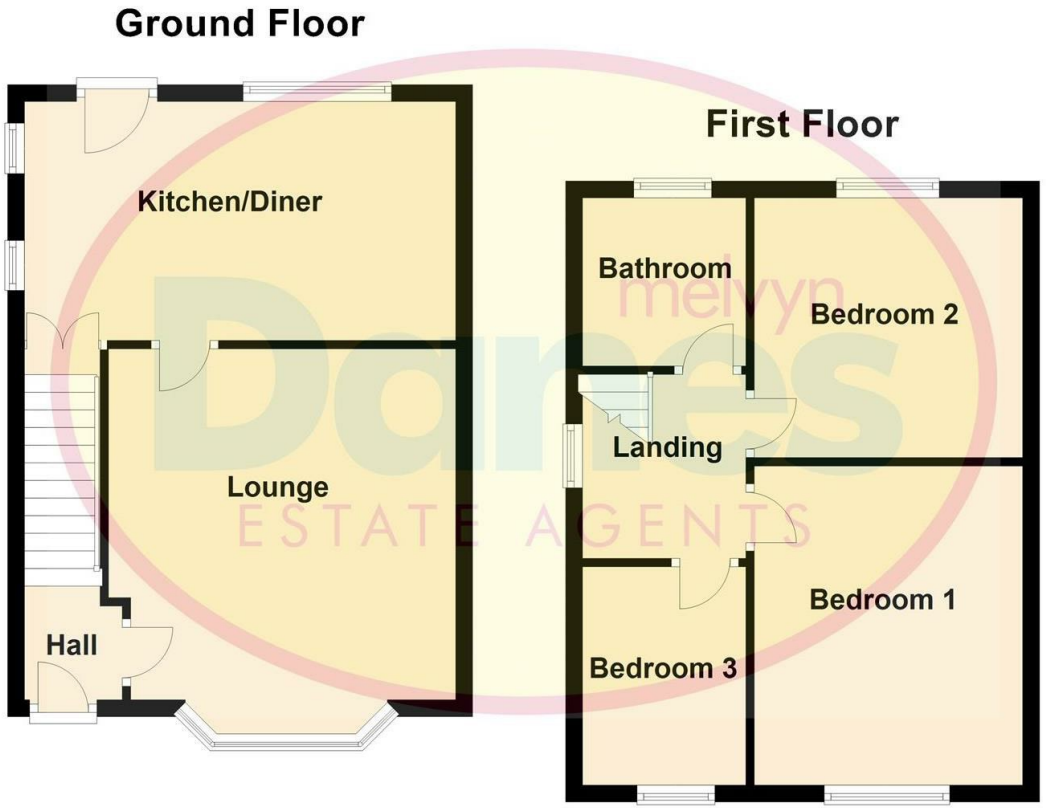
MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 24/09/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

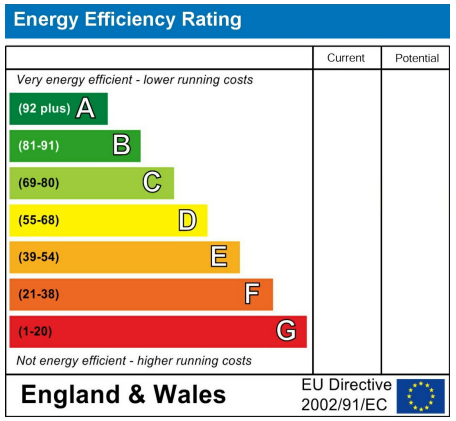
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 vendors and 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 a sale. 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.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



64 Hawkhurst Road Maypole Birmingham B14 5HT
Council Tax Band: B



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.

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