



# Myrtle Avenue, Kings Heath

## Offers Around £270,000

- **PORCH**
- **LOUNGE**
- **MODERN KITCHEN**
- **FAMILY BATHROOM**
- **LARGE REAR GARAGE**
- **HALLWAY**
- **DINING ROOM**
- **THREE BEDROOMS**
- **MATURE REAR GARDEN**
- **FRONT DRIVEWAY**

Situated in this popular and convenient cul de sac location this well presented traditional detached house offers potential for ground floor extension subject to planning close to the local amenities.

Close to local 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 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.

Set back from the road via a full width block paved driveway, a UPVC double glazed door open into the

#### **PORCH**

Having ceiling light point, tiled floor and part glazed door into the

#### **HALLWAY**

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and doors to the lounge, dining room and kitchen

#### **LOUNGE**

**14'3 into bay x 10'10 (4.34m into bay x 3.30m)**



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator and fireplace with inset fireplace

#### **DINING ROOM**

**14'3 into bay x 10'11 (4.34m into bay x 3.33m)**



Having UPVC double glazed bay window and door to the rear, ceiling light point and two central heating radiators

#### **KITCHEN**

**10'11 x 6'5 (3.33m x 1.96m)**



Having a modern range of wall and base units with work surfaces over incorporating sink and drainer with mixer tap, space for gas cooker with extractor over, further space for fridge freezer and washing machine, ceramic wall tiles, ceiling light point and UPVC double glazed window to the rear

#### **LANDING**

Having UPVC double glazed window to the side and doors to three bedrooms and bathroom

#### **BEDROOM 1**

**15'0 into bay x 10'3 (4.57m into bay x 3.12m)**



Having UPVC bay window to the front, ceiling light point and central heating radiator

## **BEDROOM 2**

**12'10 into bay x 9'3 (3.91m into bay x 2.82m)**



Having UPVC bay window to the rear, ceiling light point, central heating radiator and built in wardrobes

## **BEDROOM 3**

**8'0 max x 6'2 (2.44m max x 1.88m)**

Having UPVC window to the front, ceiling light point, central heating radiator and over bulk head storage cupboard

## **BATHROOM**



Having bath with shower over, low level WC, pedestal wash hand basin, ceramic wall tiles, ceiling light point, airing cupboard with central heating boiler and UPVC double glazed windows to the rear and side

## **MATURE REAR GARDEN**

Having patio area leading to lawn with mature flower, shrub and herbaceous borders, timber shed, fencing to boundaries, gated side access and access to the rear garage

## **LARGE REAR GARAGE**

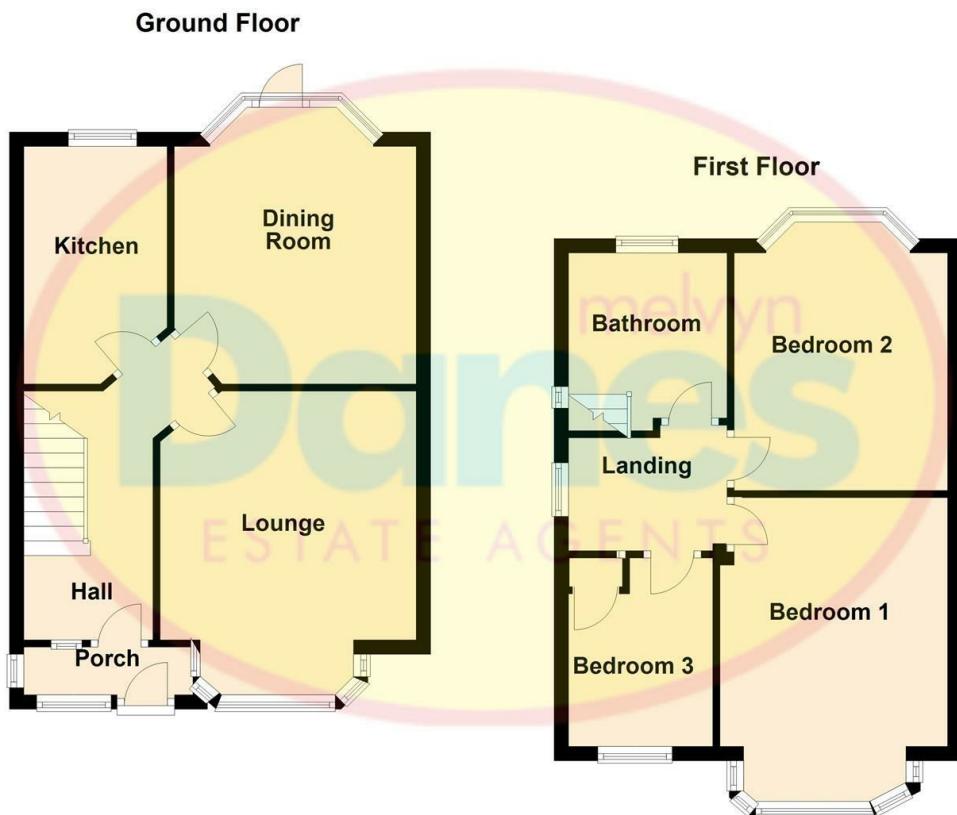


Having light and power, courtesy door to the garden and doors to the gated rear vehicular access



## FLOOR PLAN

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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**COUNCIL TAX BAND - C**

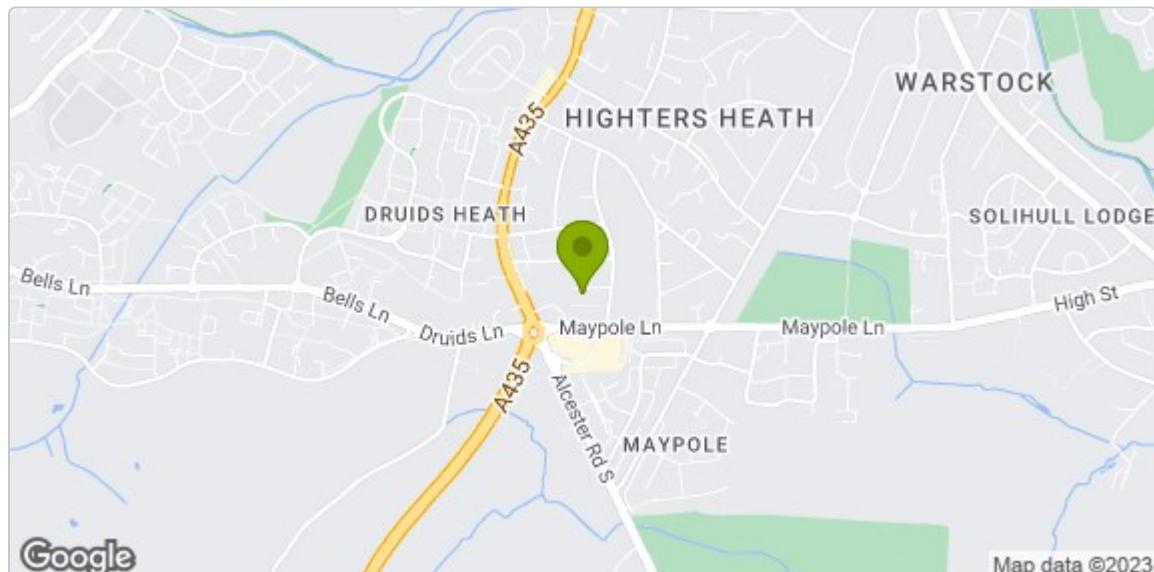
**TENURE** We are advised that the property is Freehold but as yet we have not been able to verify this.

**PLANNING PERMISSION AND BUILDING REGULATIONS** Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**THE CONSUMER PROTECTION REGULATIONS** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

**PROPERTY TO SELL?** If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.



**Full Postal Address:**  
20 Myrtle Avenue Kings  
Heath Birmingham B14 5DU

**Council Tax Band: C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		49	78
EU Directive 2002/91/EC			