



75 MAYPOLE LANE, MAYPOLE, B14 5JS

OFFERS AROUND £230,000

- DRIVEWAY
- KITCHEN
- BATHROOM
- REAR GARDEN
- VEHICLE ACCESS TO REAR GARDEN
- LOUNGE DINER
- THREE BEDROOMS
- COVERED SIDE PASSAGE
- POPULAR LOCATION
- VIEWING HIGHLY RECOMMENDED

A refurbished traditional semi detached house situated in this popular and convenient location, close to the local facilities of Hollywood and Maypole with well regarded local primary schooling and Secondary School, education facilities are subject to confirmation from the Education Department. There is the benefit of local shops nearby 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.

An ideal location for this well presented traditional semi detached house set back from the road via a front driveway leading to a double glazed front door opening into the

HALLWAY

Having double glazed window to side aspect, ceiling light point, central heating radiator, laminate floor, coved cornicing to ceiling, stairs rising to first floor landing and door to

KITCHEN

**12'11"max 7'11"min x 8'0"max 5'7"min
(3.94mmax 2.41mmin x 2.44mmax 1.70mmin)**



Having double glazed window to rear aspect, a range of wall, base and drawer units with wood worksurface over incorporating Belfast sink with mixer tap over, electric oven with 4 ring gas hob and extractor over, space and plumbing for washing machine and space for tumble dryer and fridge freezer, ceiling light point, central heating radiator, laminate flooring and door to

SIDE PASSAGE

Having door to front driveway and to rear garden and ceiling light point

LOUNGE DINER

25'7" max x 10'7" max 8'2" min (7.80m max x 3.23m max 2.49m min)



Having double glazed bay window to front aspect, double glazed sliding door to rear garden, ceiling and wall mounted lights, two central heating radiators, laminate flooring, gas fire with wooden surround and coved cornicing to ceiling



FIRST FLOOR LANDING

Having double glazed window to side elevation, ceiling light point, loft access and doors off to the three bedrooms and bathroom

BEDROOM ONE

14'3" into bay x 10'6" (4.34m into bay x 3.20m)



Having double glazed bay window to front elevation, ceiling light point, central heating radiator and coved cornice to ceiling

BEDROOM TWO

10'11" x 10'7" (3.33m x 3.23m)



Having double glazed window to rear elevation, ceiling light point and central heating radiator

BEDROOM THREE

8'8" into door recess x 5'10" (2.64m into door recess x 1.78m)

Having double glazed window to front elevation, ceiling light point and central heating radiator

BATHROOM



Having double glazed window to rear elevation, panel bath with glazed folding screen and electric shower over, pedestal wash had basin, low level wc, part tiled walls, tiled floor and cupboard housing gas central heating boiler

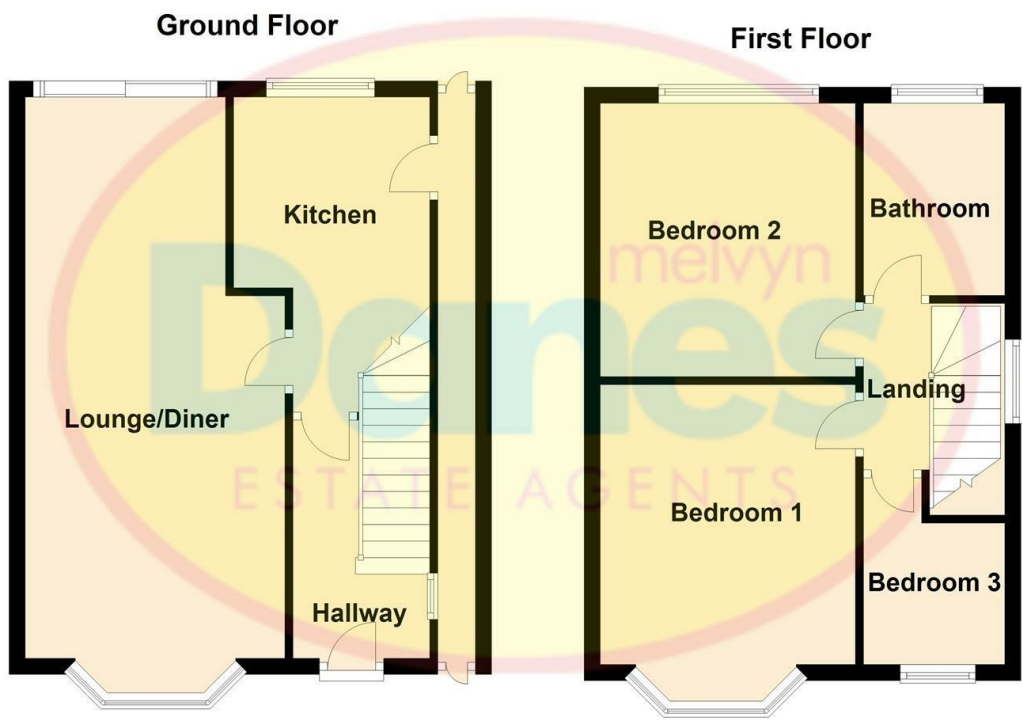
REAR GARDEN



Having paved patio with the rest laid mainly to lawn, outside tap and gated rear 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.



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 contact.

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.



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		EU Directive 2002/91/EC