



Henlow Road, Maypole

Offers Around £295,000

- PORCH
- DINING ROOM
- EXTENDED & REFITTED KITCHEN DINER
- THREE BEDROOMS
- REAR GARDEN BACKING ONTO THE ALLOTMENTS
- HALLWAY
- EXTENDED LOUNGE
- UTILITY
- MODERN BATHROOM
- SIDE GARAGE & FRONT DRIVEWAY

In this popular and convenient location this traditional semi detached house is ideally situated for 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 block paved front driveway, UPVC double glazed double doors open into the

PORCH

Having wall light point and oak door into the

HALLWAY

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and oak doors into the extended lounge, extended kitchen diner and

DINING ROOM

13'7 into dog leg bay x 10'10 (4.14m into dog leg bay x 3.30m)



Having UPVC double glazed dog leg bay window to the front, ceiling light point, central heating radiator and decorative fireplace

EXTENDED LOUNGE 19'6 x 10'0 (5.94m x 3.05m)



Having UPVC double glazed bi-fold doors to the rear garden, recessed ceiling spot lights, ceiling light point, two central heating radiators and Velux windows

EXTENDED & REFITTED KITCHEN DINER 17'6 x 12'7 max (5.33m x 3.84m max)



Having a modern range of wall, drawer and base units with work surfaces over and matching up stands, incorporating sink and drainer with mixer tap, integrated induction hob with extractor over, eye level oven and microwave, dishwasher, recessed ceiling spot lights, heated towel rail, Velux windows, UPVC double glazed window and double doors to the rear gardens and further door into the

UTILITY

Having base unit with inset sink, space and plumbing for washing machine and tumble dyer, recessed ceiling spot lights, Velux window and door to the garage

LANDING

Having ceiling light point, loft access and oak doors to three bedrooms and modern bathroom

BEDROOM 1

13'8 into dog leg bay x 10'10 (4.17m into dog leg bay x 3.30m)



Having UPVC double glazed dog leg bay window to the front, ceiling light point and central heating radiator

BEDROOM 2

12'8 into bay x 9'4 (3.86m into bay x 2.84m)



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

BEDROOM 3

7'8 x 6'5 (2.34m x 1.96m)

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

BATHROOM



Having P shaped bath with shower over and glazed side screen, low level WC, wash hand basin, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the rear

SIDE GARAGE

13'7 x 6'9 (4.14m x 2.06m)

Having light and power and double doors to the front driveway

REAR GARDEN

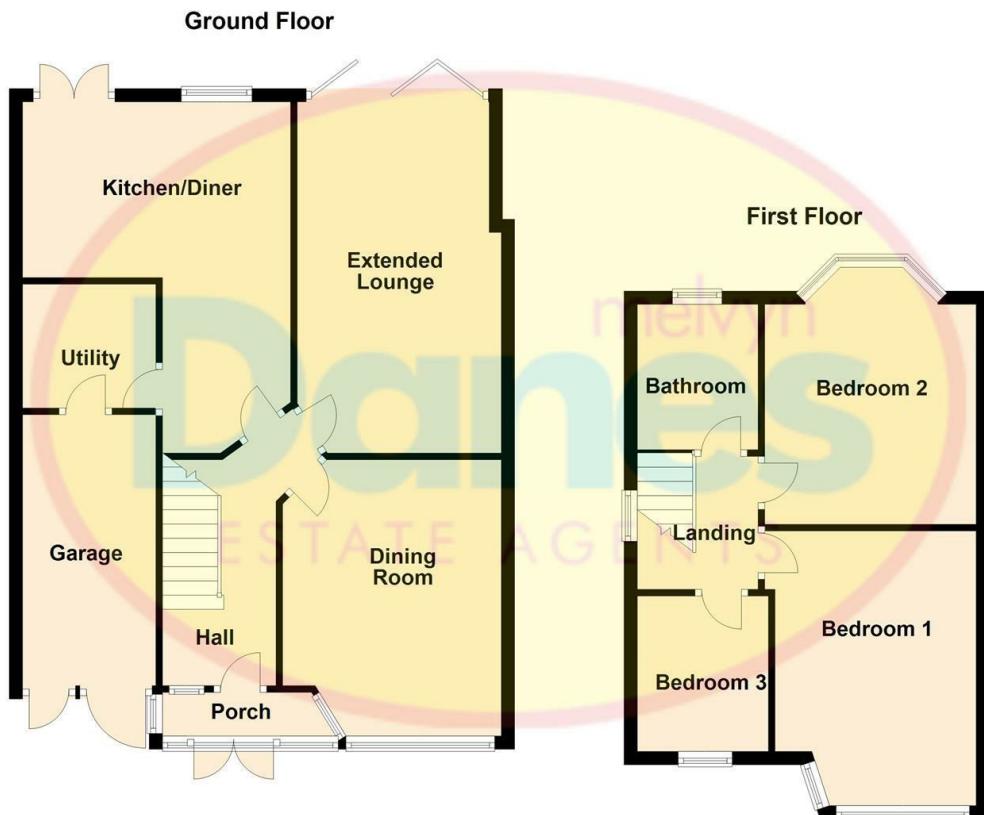


Having decked patio leading to lawn with fencing to boundaries and views over the allotments to the rear



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.



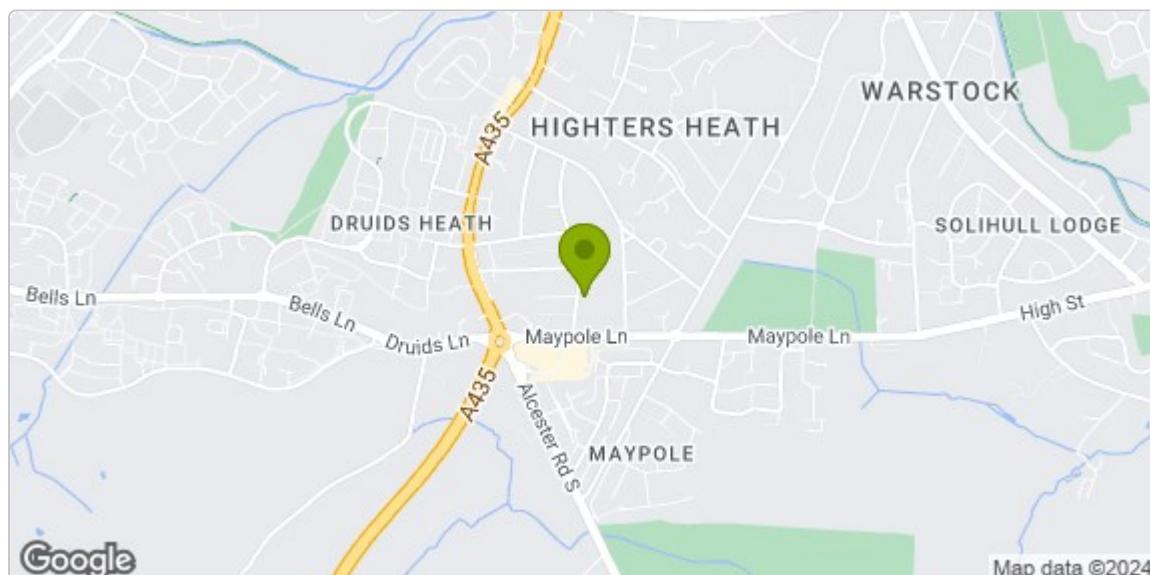
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: B

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: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



| 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 | | | |
| EU Directive 2002/91/EC | | | |

England & Wales