



melvyn
Danes
ESTATE AGENTS

Stot Fold Road
Maypole
Offers Around £250,000

Description

Situated in this popular and convenient location this extended traditional detached house requires refurbishment throughout.

Close to local primary schooling and Secondary Schools, Education facilities are subject to confirmation from the Education Department and 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.

An ideal location therefore for this three bedroom detached house which sits back from the road behind a front paved driveway, glazed door that open into the porch and hall with stairs to the first floor accommodation and doors into the lounge, dining room and kitchen, there is an extended wet room from the dining room and from the kitchen a utility and side store.

From the first floor landing there are three bedrooms, bathroom & separate WC.

The rear garden has a paved patio leading to lawn, rear garage, store and gated rear access.



PORCH

HALLWAY

LOUNGE

15'5 into bay x 10'10 max (4.70m into bay x 3.30m max)

EXTENDED DINING ROOM

16'7 x 10'0 max (5.05m x 3.05m max)

KITCHEN

10'1 x 6'7 (3.07m x 2.01m)

UTILITY

EXTENDED WET ROOM

SIDE STORE

BEDROOM 1

15'7 into bay x 10'6 (4.75m into bay x 3.20m)

BEDROOM 2

12'6 into bay x 10'5 (3.81m into bay x 3.18m)

BEDROOM 3

8'3 x 6'4 (2.51m x 1.93m)

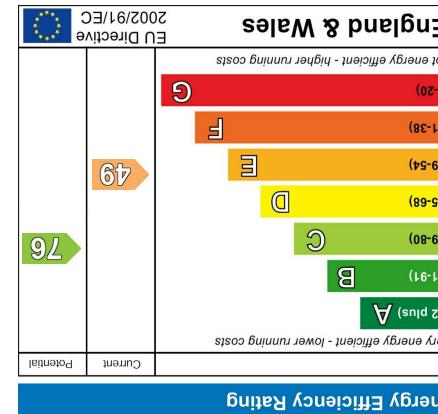
BATHROOM

SEPARATE WC

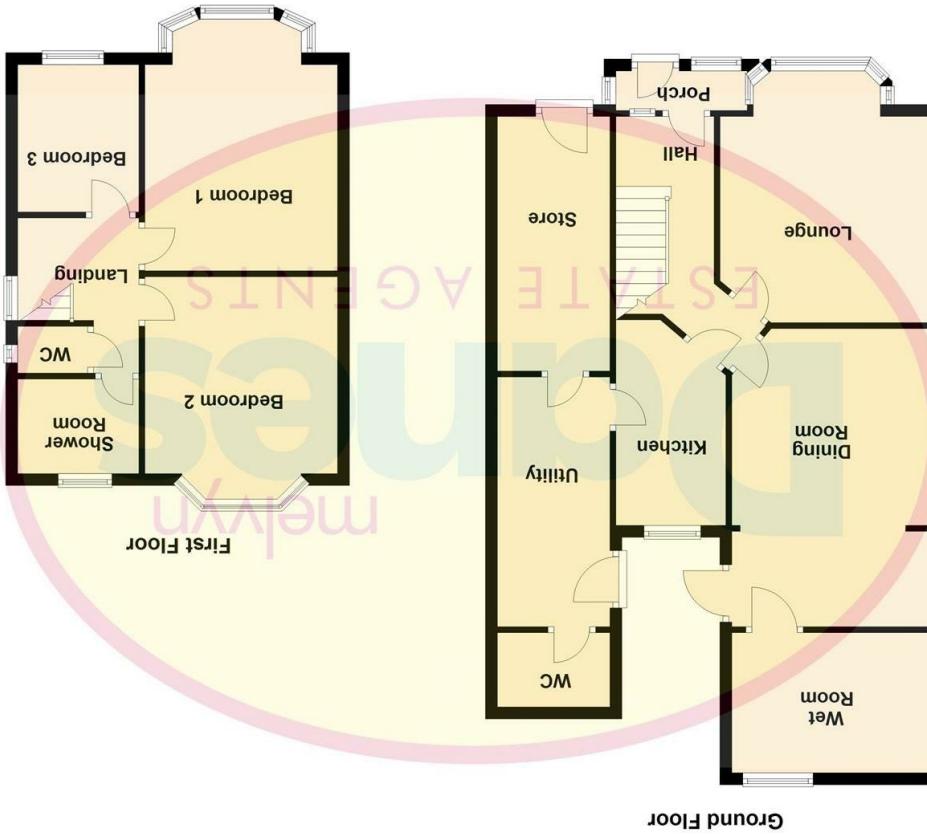
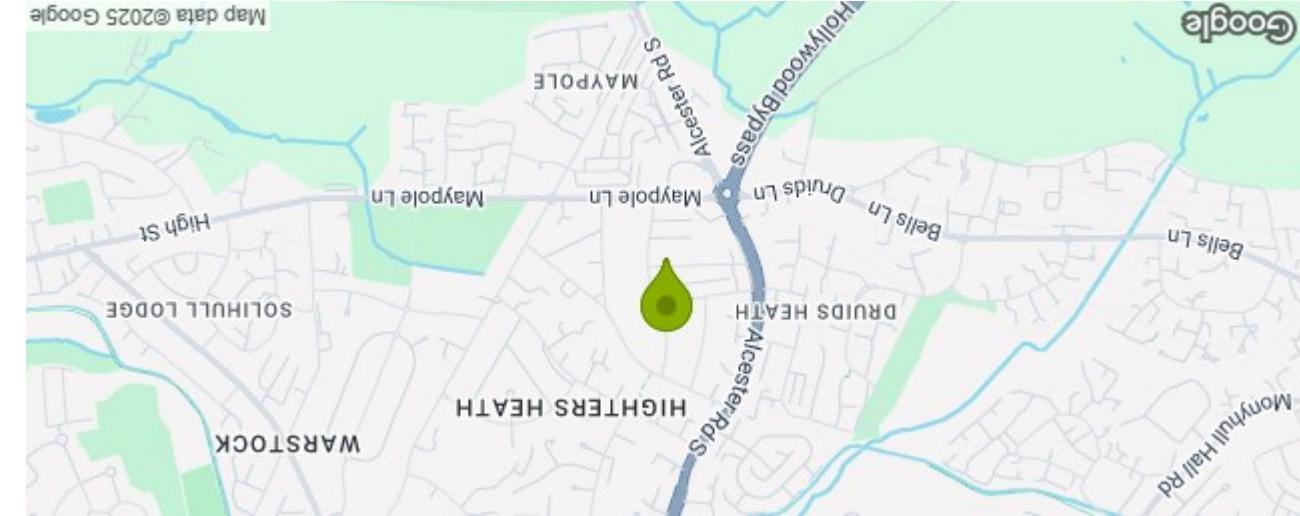
REAR GARDEN

REAR GARAGE

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.



59 Stot Fold Road Maypole Birmingham B14 5JD
Council Tax Band: C



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CONSUMER PROTECTION FROM UNFAIR TRADING 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 written confirmation of all legal and factual matters and information from the seller. The agent has not sought to verify the legal title of the property and the buyer must obtain surveyors as appropriate. The agent has not tested any apparatus, equipment or fixtures, fittings or services mentioned and do not by these particulars or otherwise warrant that they are in working order.

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

MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 02/05/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband download speed at the property is around 17Mbps, 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 02/05/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is freehold.