

The logo for Melvyn Danes Estate Agents is a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A photograph of a white, single-story house with a red-tiled roof and a bay window. The house is situated on a gravel driveway. To the left is a large green hedge, and to the right is a green fence. The sky is overcast with grey clouds. The house number "201" is visible above the bay window.

Maypole Lane
Maypole
Offers Around £275,000

Description

A most pleasant location for this detached bungalow close to the local facilities of Hollywood and Maypole with well regarded local primary schooling and Secondary School nearby, education facilities are subject to confirmation from the Education Department.

There is the benefit of local shops at Maypole island including Sainsburys and a varying selection of shops and food outlets, there is easy access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway forming the hub of the midlands 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, Shirley, Solihull, Kings Heath and the surrounding suburbs.

With a pleasant outlook over Daisy Farm Park the property sits back from the road via a large tarmacadam front driveway with access to the rear garden and garage, a UPVC double glazed door opens into the porch with further door into the hallway with doors opening into two bedrooms, bathroom, lounge and kitchen diner.

The superb rear garden has been lovingly looked after for many years with a paved patio with pergola over, shaped lawn, well stocked mature flower, shrub and herbaceous borders, green house, shed, access to the garage, fencing and hedges to boundaries and gated side access.



Accommodation

PORCH

HALLWAY

LOUNGE

16'4 x 12'0 (4.98m x 3.66m)

KITCHEN DINER

12'8 x 11'5 (3.86m x 3.48m)

BEDROOM 1

11'11 x 10'0 (3.63m x 3.05m)

BEDROOM 2

10'3 x 9'11 (3.12m x 3.02m)

BATHROOM

SUPERB REAR GARDEN

GARAGE



TENURE: We are advised that the property is freehold.

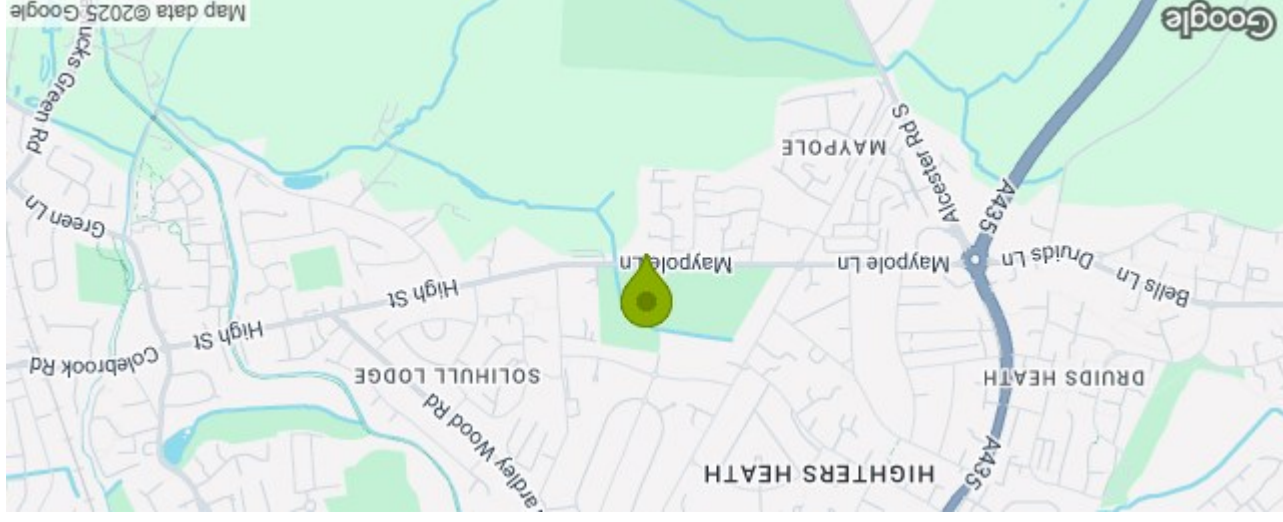
BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 29/09/2025. 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 29/09/2025. 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.



Ground Floor



201 Maypole Lane Maypole Birmingham B14 4PS Council Tax Band: D

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

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.