



Druids Lane, Maypole

Offers Around £185,000

- PORCH
- LOUNGE DINER
- THREE BEDROOMS
- FRONT & REAR GARDENS
- NO UPWARD CHAIN
- HALLWAY
- KITCHEN
- REFITTED SHOWER ROOM
- GARAGE EN BLOCK

Situated in this popular and convenient location this well presented mid terraced house is ideally situated for the local amenities of Maypole and the surrounding area.

Close to well regarded 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 and the surrounding suburbs.

Set back from the road via a lawned fore garden, a paved footpath leads to a UPVC double glazed front door opening into the

PORCH

Having ceramic tiled floor, wall light point and door into the

HALLWAY

Having turned staircase to the first floor accommodation, ceiling light point, central heating radiator and door into the

LOUNGE DINER

26'8 x 11'8 max (8.13m x 3.56m max)



Having UPVC double glazed window to the the front and sliding patio doors to the rear, ceiling light point, three wall light points, two central heating radiators, fireplace with gas fire and door into the



KITCHEN

10'1 x 7'4 (3.07m x 2.24m)



Having wall and base units with work surfaces over, inset sink and drainer, space for cooker, washing machine and fridge freezer, ceramic wall and floor tiles, ceiling light point, understairs storage cupboard and UPVC double glazed window and door to the rear garden

LANDING

Having ceiling light point, loft access and doors to three bedrooms and refitted shower room

BEDROOM 1

14'0 x 9'3 (4.27m x 2.82m)

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

BEDROOM 2

12'8 x 9'4 max (3.86m x 2.84m max)

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

BEDROOM 3

10'10 x 6'0 max (3.30m x 1.83m max)

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

REFITTED SHOWER ROOM



Having shower enclosure, low level WC, wash hand basin, ceramic wall and floor tiles, heated towel rail, ceiling light point and UPVC double glazed window to the rear

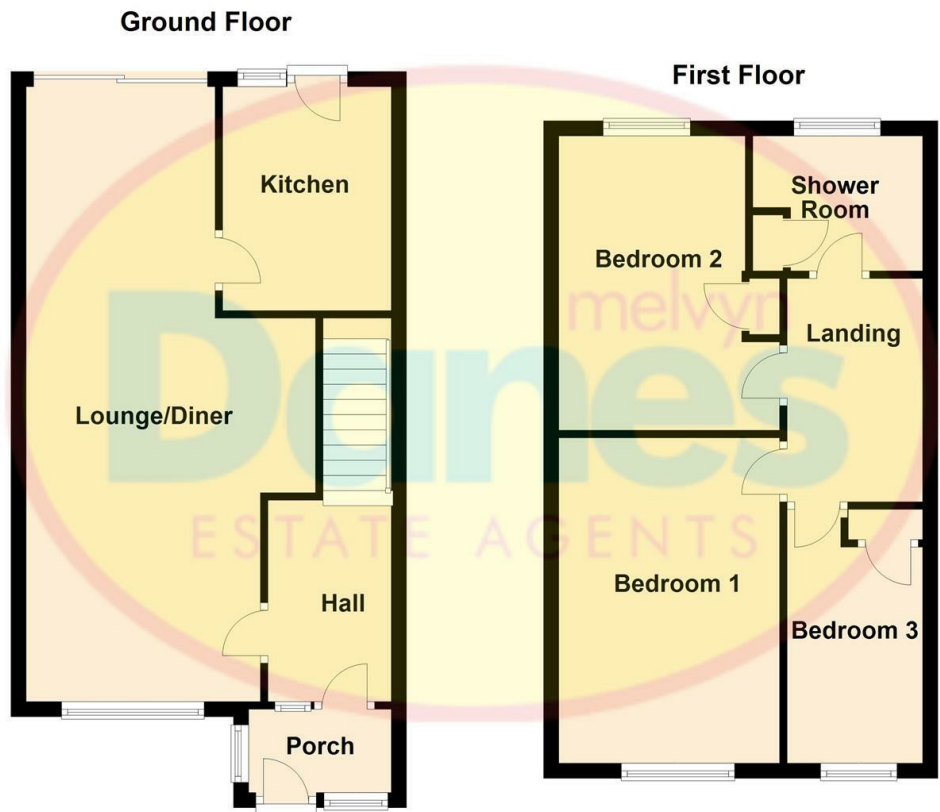
REAR GARDEN



Having paved patio area leading to lawn with flower and shrub borders, fencing to boundaries 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.



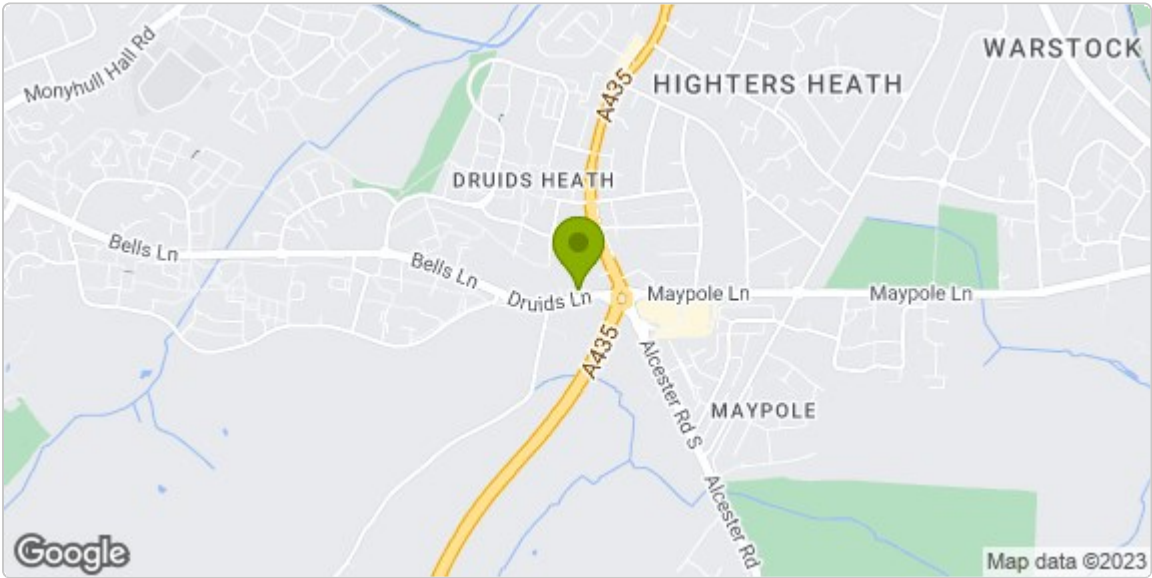
TENURE: We are advised that the property is Freehold

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.



Full Postal Address:
32 Druids Lane Maypole
Birmingham B14 5SN

Council Tax Band: B

