



# Maypole Lane, Nr Hollywood

## Offers In Excess Of £250,000

- PORCH
- LARGE LOUNGE
- THREE BEDROOMS
- DELIGHTFUL MATURE REAR GARDEN
- CONVENIENT LOCATION
- HALLWAY
- SPACIOUS KITCHEN DINER
- SHOWER ROOM
- FRONT DRIVEWAY
- NO UPWARD CHAIN

A convenient location for this semi 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.

Set back from the road via a paved driveway with neat fore garden, a part glazed door opens into the

### **PORCH**

Having wall light point, door to the side garden entrance and further door into the

### **HALLWAY**

Having ceiling light point, central heating radiator, loft access and doors to three bedrooms and

### **LARGE LOUNGE**

**18'11 max x 10'11 (5.77m max x 3.33m)**



Having UPVC double glazed window to the rear garden, two ceiling light points, four wall light points, two central heating radiators, fireplace with inset gas fire and door into the rear lobby with access into the

### **SPACIOUS KITCHEN DINER** **15'5 x 10'9 (4.70m x 3.28m)**



Having a modern range of wall and base units with work surfaces over incorporating sink and drainer, space for gas cooker with extractor over, further space for washing machine, ceramic wall tiles, two ceiling light point, central heating radiator and UPVC double glazed windows and door to the rear garden

### **BEDROOM 1**

**12'11 x 10'11 (3.94m x 3.33m)**



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

**BEDROOM 2**  
**12'11 x 9'7 (3.94m x 2.92m)**



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

**BEDROOM 3**  
**9'6 x 9'1 (2.90m x 2.77m)**

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

**SHOWER ROOM**



Having walk in shower, pedestal wash hand basin, low level WC, ceramic wall tiles, recessed ceiling spot lights, central heating radiator and UPVC double glazed window to the side

**DELIGHTFUL MATURE REAR GARDEN**

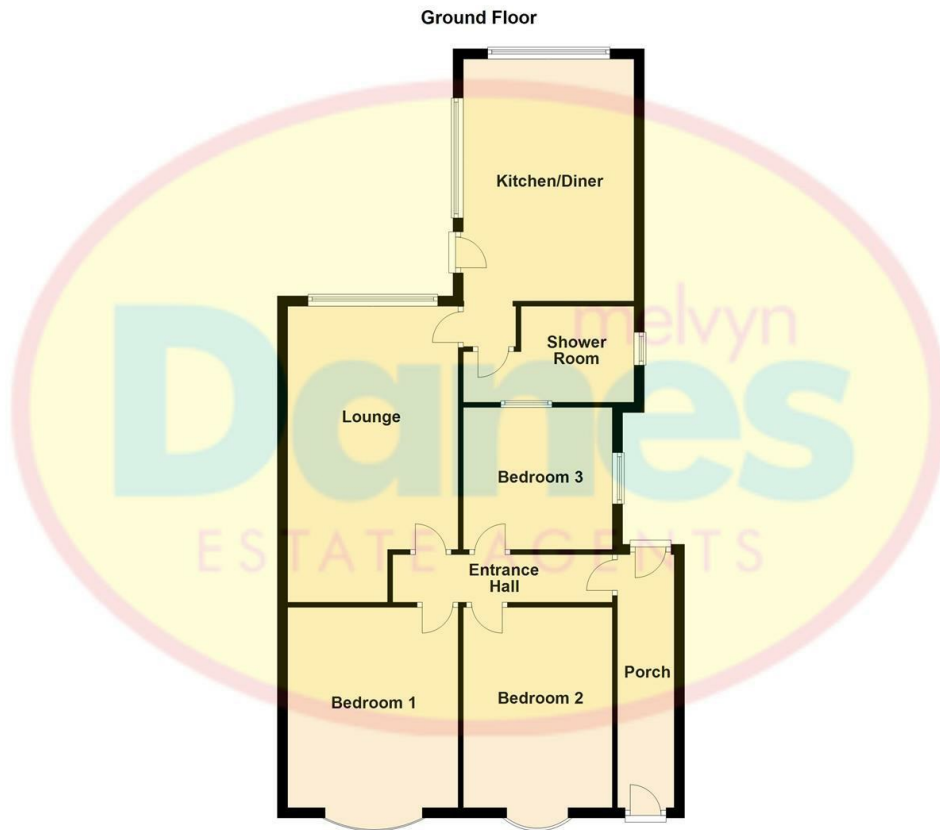


Having paved patio leading to shaped lawn with mature flower, shrub and herbaceous borders, coniferous screening, timber shed, greenhouse and fencing to boundaries



## 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.



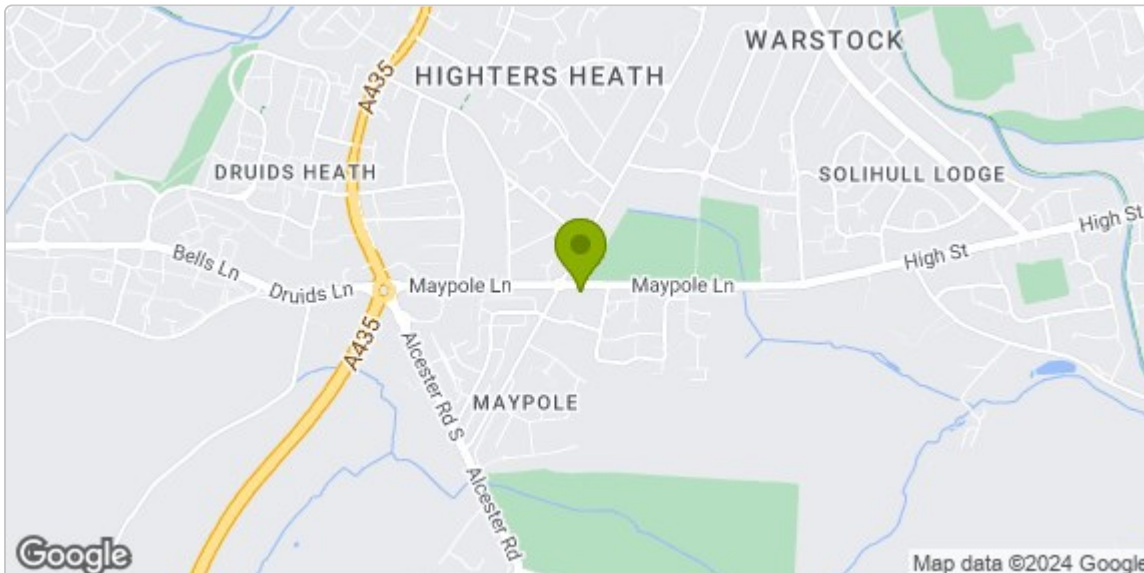
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** D

**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:**  
123 Maypole Lane Nr  
Hollywood Birmingham B14  
4PF

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

321 Alcester Road, Wythall, Birmingham, B47 5HJ

Tel: 01564 826 555 Email: wythall@melvyndanes.co.uk www.melvyndanes.co.uk