



# Druids Lane, Maypole

## Offers In Excess Of £390,000

- PORCH
- THREE RECEPTION ROOMS
- UTILITY & WC
- REFITTED BATHROOM
- FRONT DRIVEWAY
- HALLWAY
- EXTENDED & REFITTED OPEN PLAN KITCHEN DINER
- FOUR BEDROOMS
- SUPERB REAR GARDEN WITH WORK SHOP & STORE
- INTERNAL INSPECTION ESSENTIAL



Situated in this popular and convenient location this spacious and well presented detached house is ideally situated for the local amenities of Hollywood, Wythall, Kings Heath, 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.

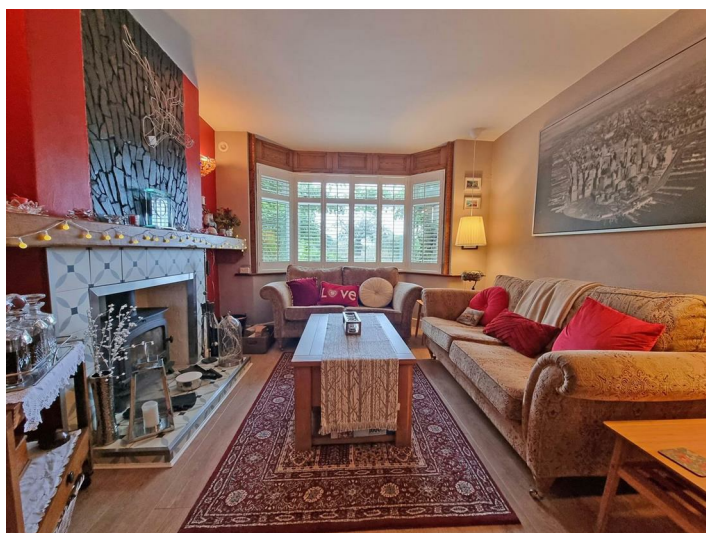
An ideal location for this spacious family home set back from the road via a concrete front driveway, a UPVC double glazed front door opens into the porch with wooden door into the hallway giving access to three large reception rooms, extended and refitted open plan kitchen diner with vaulted ceiling and French doors to the rear garden backing onto local green belt countryside, door to the utility and ground floor wc, stairs from the hall lead to the first floor with four good sized bedrooms and refitted family bathroom.

### PORCH

### HALLWAY

### LOUNGE

12'5 into bay x 11'2 (3.78m into bay x 3.40m)



### REAR RECEPTION ROOM

14'7 x 11'2 (4.45m x 3.40m)

### EXTENDED GARDEN ROOM 15'0 11'0 (4.57m 3.35m)



### OPEN PLAN KITCHEN DINER

26'9 max x 14'11 max (8.15m max x 4.55m max)



### UTILITY

### WC

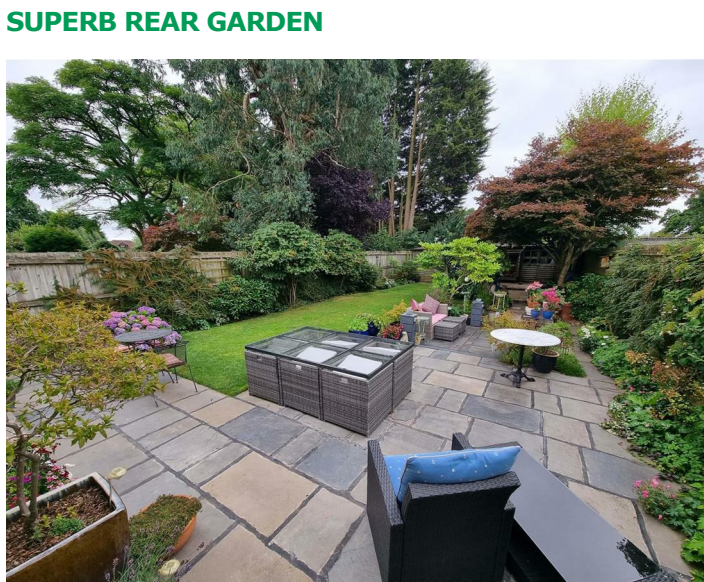
### LANDING



**BEDROOM 1**  
12'5 x 11'11 (3.78m x 3.63m)



**GARAGE**  
18'8 x 7'7 (5.69m x 2.31m)



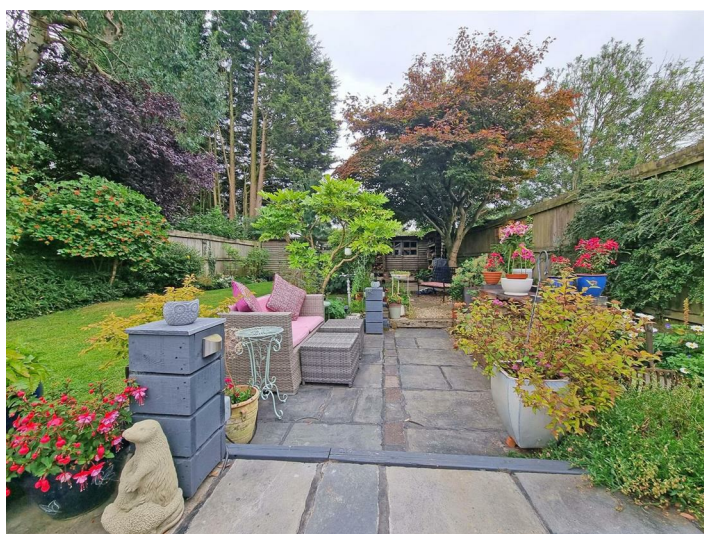
**BEDROOM 2**  
12'3 into bay x 11'2 (3.73m into bay x 3.40m)



**BEDROOM 3**  
12'5 x 7'9 (3.78m x 2.36m)

**BEDROOM 4**  
8'2 x 7'4 (2.49m x 2.24m)

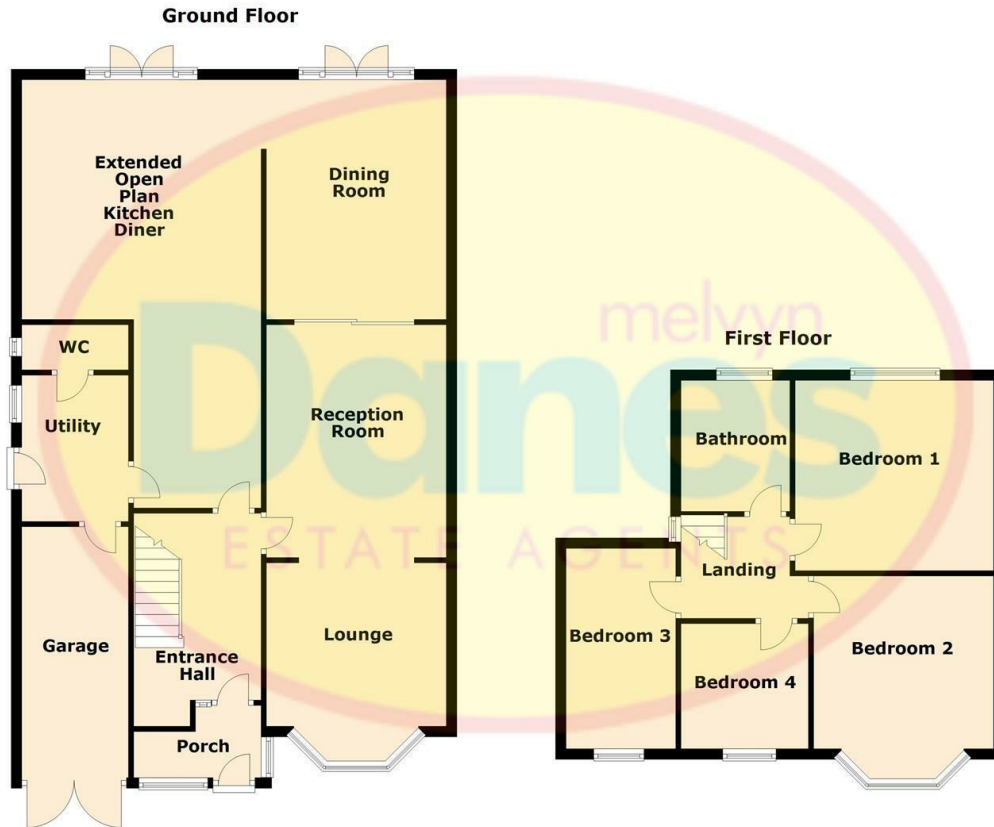
**REFITTED FAMILY BATHROOM**





## 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.



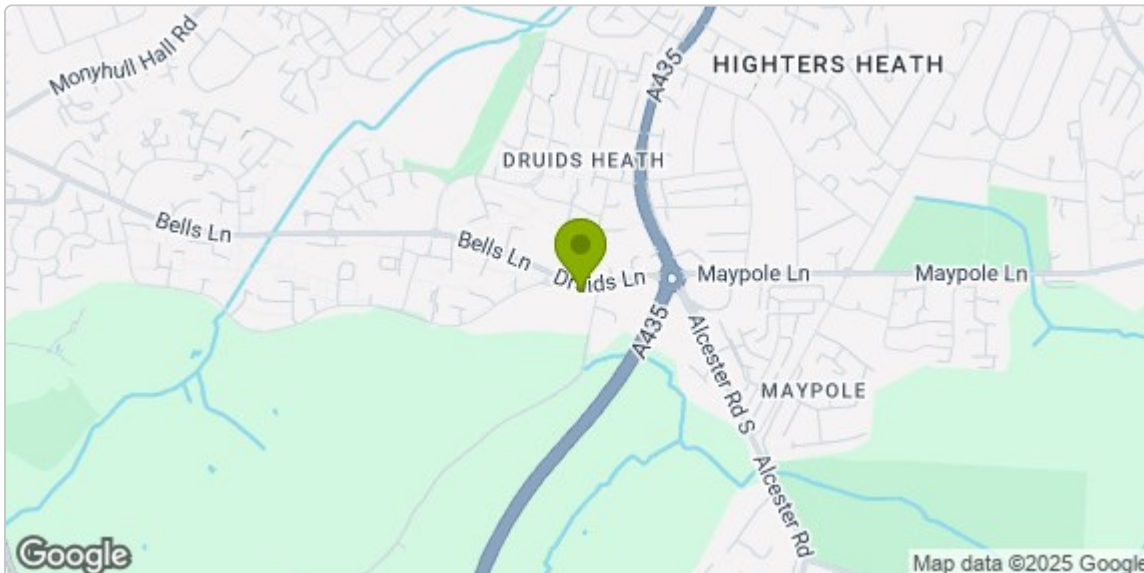
**TENURE:** We are advised that the property is Freehold

**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:**  
47 Druids Lane Maypole  
Birmingham B14 5SR

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	78
(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	

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