



Hawkhurst Road, Maypole

Offers Around £240,000

- HALLWAY
- KITCHEN DINER
- SHOWER ROOM
- REAR DOUBLE GARAGE
- COVENIENT LOCATION
- LOUNGE
- THREE BEDROOMS
- REAR GARDEN
- FRONT DRIVEWAY

An ideal location for this three bedroom semi detached house located within walking distance of the local amenities at Maypole.

Situated close to well regarded primary schooling and Secondary Schools, Education facilities are subject to confirmation from the Education Department. 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 Kings Heath, Moseley, Birmingham city centre and the southern Birmingham suburbs, along with the Hollywood bypass 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 driveway, steps lead to a UPVC front door opening into the hallway with stairs to the first floor accommodation and doors to a bright lounge and kitchen diner with modern style kitchen units and integrated appliances and double doors to the rear garden, on the first floor landing doors open into three bedrooms and shower room. The rear garden has a paved patio leading to lawn, a rear double garage leads to the rear vehicular access.

HALLWAY

LOUNGE

12'7 into bay x 12'4 (3.84m into bay x 3.76m)



DINING AREA

10'8 x 10'1 (3.25m x 3.07m)



KITCHEN

12'6 x 5'4 (3.81m x 1.63m)



LANDING

BEDROOM 1

12'7 into bay x 12'3 (3.84m into bay x 3.73m)



BEDROOM 2
8'3 x 8'2 (2.51m x 2.49m)



BEDROOM 3
8'3 x 8'2 (2.51m x 2.49m)

SHOWER ROOM



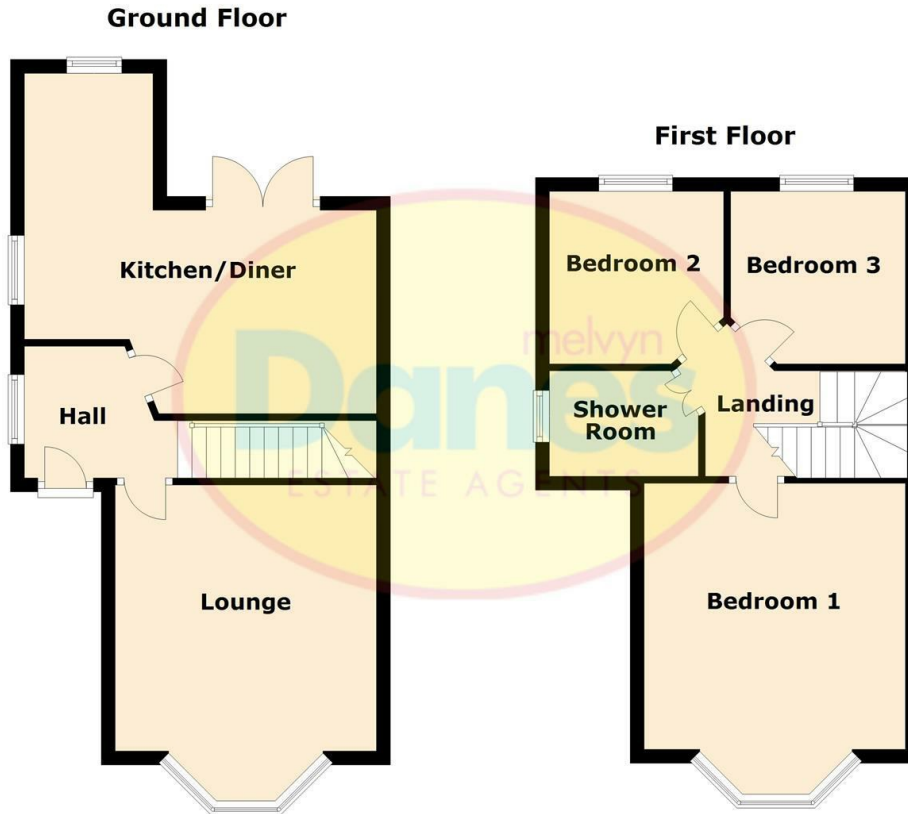
REAR GARDEN



REAR GARAGE

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.

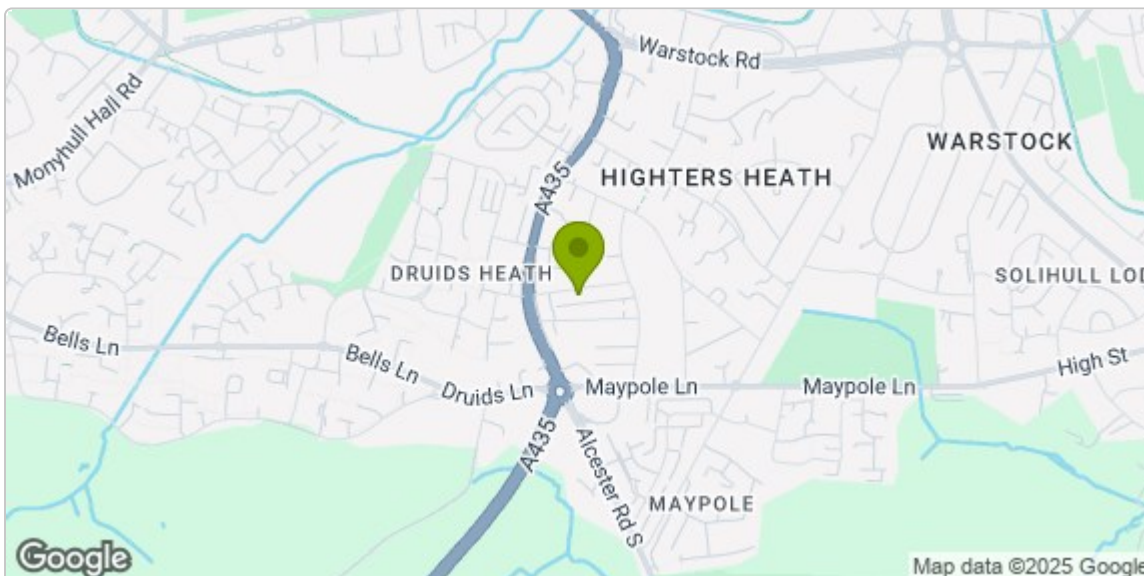
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 16/01. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 16/01/2025. 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.

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: 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 intending purchasers, we may use approved external



Full Postal Address:
37 Hawkhurst Road Maypole
Birmingham B14 5HS

Council Tax Band: B

| Energy Efficiency Rating | | Current | Potential |
|---|-------------|---------|-----------|
| Very energy efficient - lower running costs | A (92 plus) | | 87 |
| B (81-91) | | | |
| C (69-80) | | | |
| D (55-68) | | 63 | |
| E (39-54) | | | |
| F (21-38) | | | |
| Not energy efficient - higher running costs | G (1-20) | | |

England & Wales EU Directive 2002/91/EC