

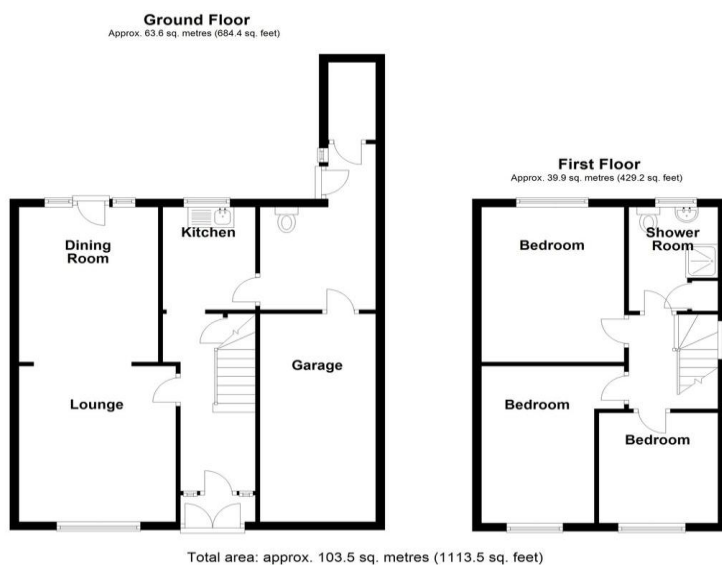


KELLY HOMES
THE INDEPENDENT CHOICE



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350 HIGHTERS HEATH LANE, MAYPOLE



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>Scotland EU Directive 2002/91/EC</p>			



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Kelly Homes is revolutionising the way we sell homes!!
Using a forward thinking approach we aim to keep our clients as informed as possible by utilising social networks and advertising on a broader spectrum!!
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Mortgage Calculator:

To find out how much this property would cost you each month call Kelly Homes on 01564 200500 and book your appointment with our in house financial services. They are whole of market advisors who can recommend the best deal to suit your circumstances



General Information

Office Location—From the M42, Junction 3 take the A435 towards Birmingham. At the next roundabout take the 3rd exit onto the Alcester Road. Our Wythall office is located with in Drakes Cross Parade, which is approximately a mile along the Alcester Road on the right hand side. Parking outside the office is available.

Office Opening Hours—Monday to Friday- 9:00am to 6:00pm, Saturday- 9:00am to 5:00pm, Sunday- 10:00am to 2:00pm

Measurements – All measurements quoted are approximate

Internal Photographs – Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale

Tenure – We have not had sight of confirmation documents to support the tenure and therefore advise buyers to obtain verification from their solicitor. Alternatively you can look at www.landregisteronline.gov.uk

Services – Kelly Homes have not tested electrical or heating products and advise prospective buyers to commission their own survey or report accordingly before finalising their offer.

Fixtures & Fittings – All fixtures & fittings mentioned in these particulars are included in the sale price, other items, if any, are excluded

Free Valuation – If you are thinking of selling, we would be happy to carry out a free market appraisal of your property with no obligation to you. Please contact our office to arrange an appointment

Mortgage Services – Kelly Homes are not tied to any bank or building society and work for you in getting you the best mortgage deal available. Our Independent Financial Advisor will advise you on the best mortgage deal to choose from.

General Disclaimer – Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will try and verify it for you. These particulars do not constitute a contract or part of a contract.

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WWW.KELLY-HOMES.CO.UK
WYTHALL: 01564 200500

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Wythall Office: 7 Drakes Cross Parade
Alcester Road, Wythall B47 5HD
Tel 01564 200500 Fax 01564 200506

Solihull Office: Farmhouse Way
Off Shelley Crescent, Monkspath, Solihull B90 4EH
Tel 0121 711 3300 Fax 0121 711 3301



APPROACH The property is approached by a deep fore garden with lawn area and driveway for several vehicles.

ENTRANCE PORCH Having single glazed timber entrance door with further timber front door leading to:

RECEPTION HALLWAY Having ceiling light point, power point, radiator and stairs leading off to first floor accommodation.



LOUNGE 11'11" x 10'4"

Having ceiling light point, power points, radiator, single glazed timber window and door to rear elevation.



DINING ROOM 11'10" x 10'10"

Having ceiling light point, power point, radiator and single glazed timber window to front elevation.

KITCHEN 7'9" x 6'3"

In need of modernisation with wall and base unit, stainless steel sink, space for cooker, ceiling light point, power points and single glazed timber window to rear elevation. Veranda off.



VERANDA 17'3" reducing to 10'9" x 7'8"

FIRST FLOOR LANDING Having ceiling light point, loft access and single glazed timber window.

BEDROOM ONE 11'9" x 10'5" max

Having ceiling light point, power points, radiator, fitted wardrobes and single glazed timber window to front elevation.



BEDROOM TWO 11'11" x 10'4" max

Having ceiling light point, power points, radiator and single glazed timber window to rear elevation.

BEDROOM THREE 8'6" x 8'0"

Having ceiling light point, power point, radiator and single glazed timber window to front elevation.

BATHROOM Having low level WC, pedestal wash hand basin, shower enclosure, part tiling to walls, laminated wooden flooring, ceiling light point, radiator and single glazed obscure timber window to rear elevation.



GARAGE 14'7" x 7'8"

Having two wooden opening doors with single glazed door to side elevation.

REAR GARDEN Laid mainly to lawn with space for greenhouse



We are advised by the Vendor that the property is **FREEHOLD**

TK/PK 10/01/2020