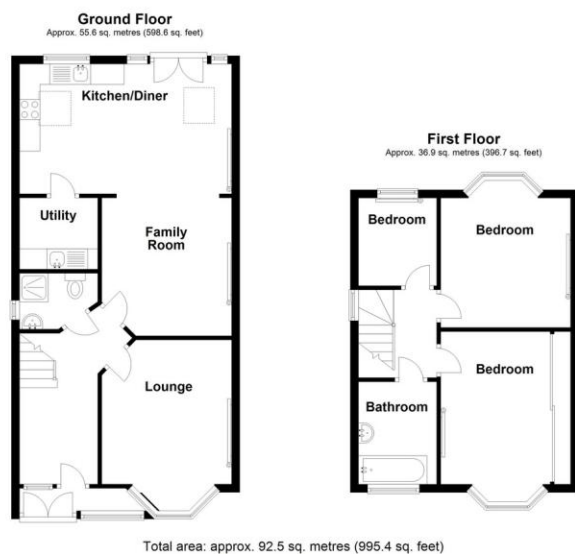




KELLY HOMES
THE INDEPENDENT CHOICE



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



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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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6 MYRTLE AVENUE, MAYPOLE



- TRADITIONAL THREE BEDROOM EXTENDED DETACHED PROPERTY
- PORCH & HALLWAY
- LOUNGE & SNUG
- REFITTED KITCHEN WITH DINING/FAMILY AREA *** DRAFT DETAILS ONLY ***
- UTILITY & DOWNSTAIRS WC
- REFITTED FAMILY BATHROOM
- OFF ROAD CAR PARKING
- CONVERTED GARAGE TO REAR PROVIDING ANNEX ACCOMMODATION
- MUST BE VIEWED

RESIDENTIAL SALES ■ LETTINGS ■ SURVEYS



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

RESIDENTIAL SALES ■ LETTINGS ■ SURVEYS



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



APPROACH The property is approached by a block paved driveway offering off road car parking with UPVC double glazed entrance porch and composite entrance door. Further single glazed timber door leading to:-

LOUNGE 14'5" into bay x 10'10"

Having coving to ceiling, ceiling light point, power points, radiator, wooden flooring, modern feature fire surround with wood burning stove, TV point and UPVC double glazed bay window to front elevation.



SNUG 11'4" x 9'7"

Having ceiling light point, power points, radiator and TV point.



FITTED BREAKFAST KITCHEN 15'8" x 14'0"

Recently refitted with a range of white high gloss wall and base units, work surface incorporating Belfast sink, tiling to water prone areas, Halogen hob with extractor fan over, built in electric oven, integrated dishwasher, integrated fridge/freezer, low voltage spotlights, power points, radiator, tiling to floor and feature sky light. UPVC double glazed window to rear and UPVC double glazed French doors leading to patio terrace.



BEDROOM ONE 15'6" into bay x 8'11" to wardrobe backs

Having ceiling light point, power points, radiator, mirror fronted fitted wardrobes and UPVC double glazed window to front elevation.



BEDROOM TWO 12'9" into bay x 10'0" max

Having ceiling light point, power points, radiator and UPVC double glazed window to rear elevation.

BEDROOM THREE 6'7" x 6'4"

Having ceiling light point, power points, radiator and UPVC double glazed window to rear elevation.

BATHROOM Being recently refitted with modern suite comprising of low level WC, pedestal wash hand basin, panelled bath, tiling to full height and to floor, wall mounted shower, chrome heated towel rail, and UPVC double glazed obscure window to front elevation.



GARDEN Having rear garden with patio terrace, laid mainly to lawn.



GARAGE TO CONVERTED ANNEXE 14'11" x 17'9"

Situated at the rear of the property having low voltage spotlights, power points, feature skylight and UPVC double glazed French doors.

We are advised by our Vendor that the property is FREEHOLD

TK/PK 20/09/2019