



# Stot Fold Road, Maypole

## Offers Around £275,000

- PORCH
- LOUNGE
- UTILITY & GROUND FLOOR SHOWER ROOM
- MODERN BATHROOM
- REAR GARDEN
- HALLWAY
- MODERN KITCHEN DINER
- THREE BEDROOMS
- SIDE GARAGE
- FRONT DRIVEWAY



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

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 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.

Set back from the road via block paved driveway, a UPVC double glazed door opens in to the

### **PORCH**

Having a UPVC double glazed door into the

### **HALLWAY**

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and doors into the modern kitchen diner and

### **LOUNGE**

**13'6 into dog leg bay x 10'11 max (4.11m into dog leg bay x 3.33m max)**



Having UPVC double glazed dog leg bay window to the front, ceiling light point, central heating radiator and fireplace with inset log burner

### **MODERN KITCHEN DINER** **26'6 max x 12'11 into bay (8.08m max x 3.94m into bay)**



Having a modern range of wall, drawer and base units with work surfaces over and matching upstands, incorporating sink and drainer with mixer tap, four ring gas hob with extractor over, double eye level oven, integrated dishwasher and wine cooler, space for American fridge freezer, recessed ceiling spot lights, central heating radiator, UPVC double glazed window and double doors to the rear garden and further doorway into the



### **UTILITY**

Having wall and base units with work surface over, space for washing machine and tumble dryer, recessed ceiling spot lights, feature radiator, Velux window, UPVC double doors to the rear garden and door into the

### **GROUND FLOOR SHOWER ROOM**

Having shower enclosure, wash hand basin in vanity unit, low level WC, ceramic wall tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the rear

### **LANDING**

Having UPVC double glazed window to the side, ceiling light point and doors to three bedrooms and bathroom

### **BEDROOM 1**

**13'6 into dog leg bay x 10'6 max (4.11m into dog leg bay x 3.20m max)**



Having UPVC double glazed dog leg bay window to the front, ceiling light point and central heating radiator

### **BEDROOM 2**

**12'7 into bay x 9'5 (3.84m into bay x 2.87m)**



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

### **BEDROOM 3**

**7'4 x 7'2 (2.24m x 2.18m)**

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

### **MODERN BATHROOM**



Having bath with shower over, wash hand basin in vanity unit, low level Wc, ceramic wall tiles, recessed ceiling spot lights, central heating radiator and UPVC double glazed window to the front

### **SIDE GARAGE**

**14'2 x 7'2 (4.32m x 2.18m)**

Having light and power, wall mounted central heating boiler and double doors to the front driveway

### **REAR GARDEN**

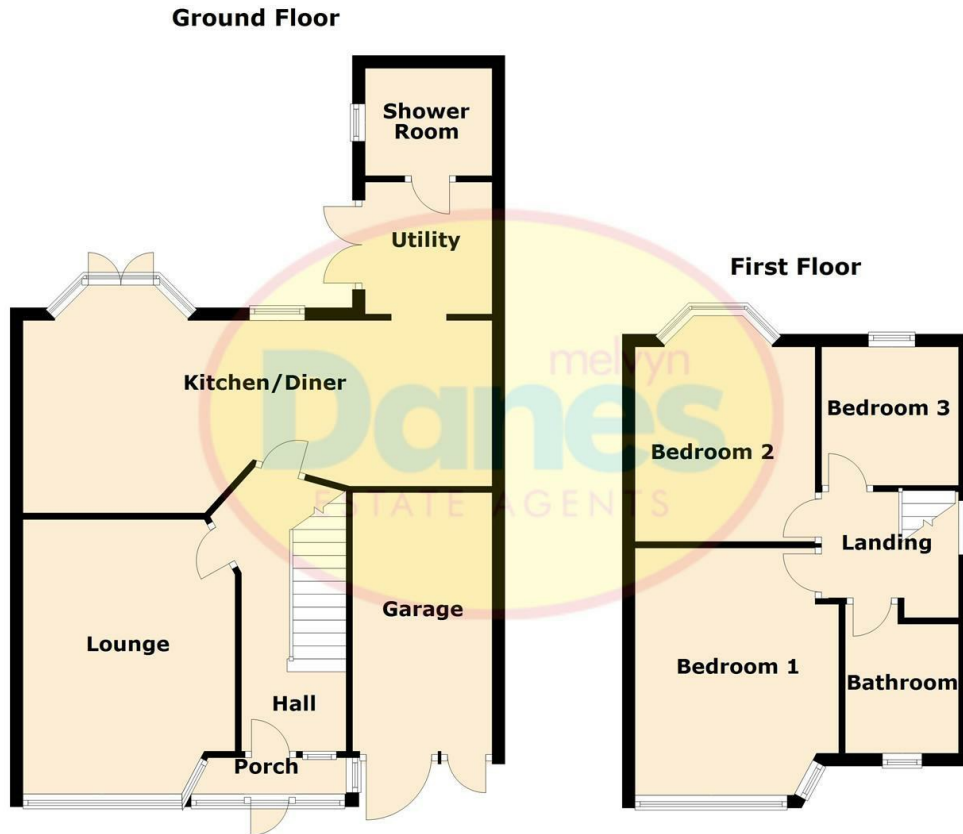


Having paved patio leading to lawn, flower and shrub borders, fencing to boundaries



## 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.



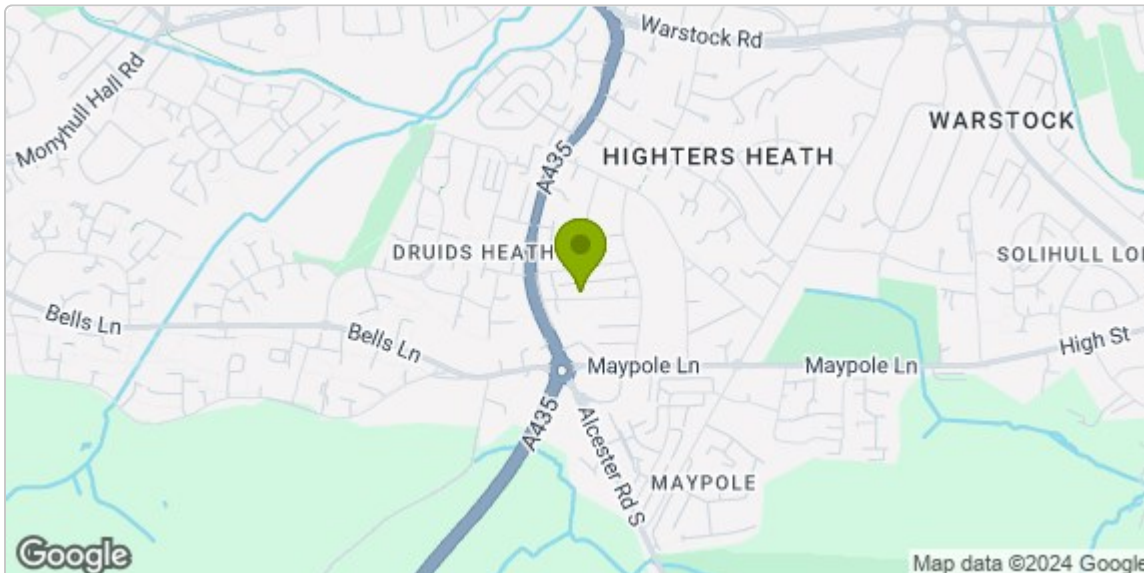
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** B

**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:**  
26 Stot Fold Road Maypole  
Birmingham B14 5JB

**Council Tax Band:**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		77
	(69-80) <b>C</b>		
	(55-68) <b>D</b>	52	
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<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