



melvyn
Danes
ESTATE AGENTS

38

Crabmill Lane
Headley Heath
Offers Around £285,000

Description

This two bedroom traditional semi detached house in this semi rural location with pleasant views to the fore on the edge of Wythall and Hollywood close to the amenities of the surrounding area.

Local bus services operate along Maypole Lane, Druids Lane and Alcester Road providing access to Redditch, Birmingham, Shirley and Solihull town centres and the surrounding suburbs. There is a railway station at Yardley Wood and Wythall offering services to Birmingham and Stratford-upon-Avon. Shopping facilities are in close proximity at the Maypole Island where there is a large Sainsbury's supermarket and other retail stores.

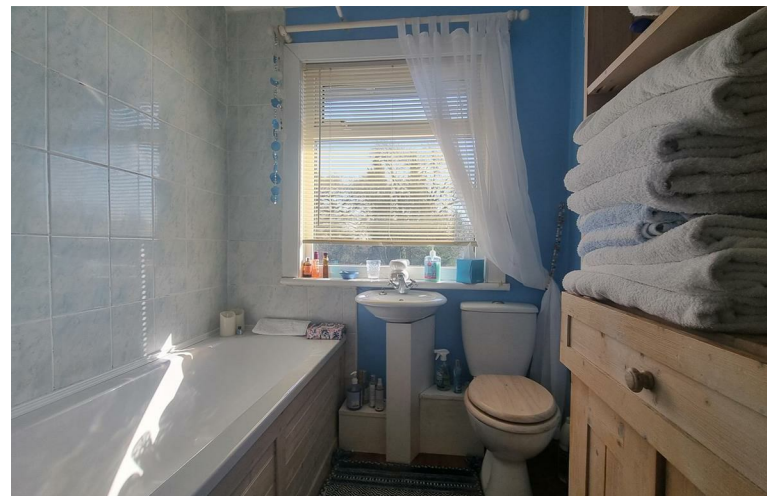
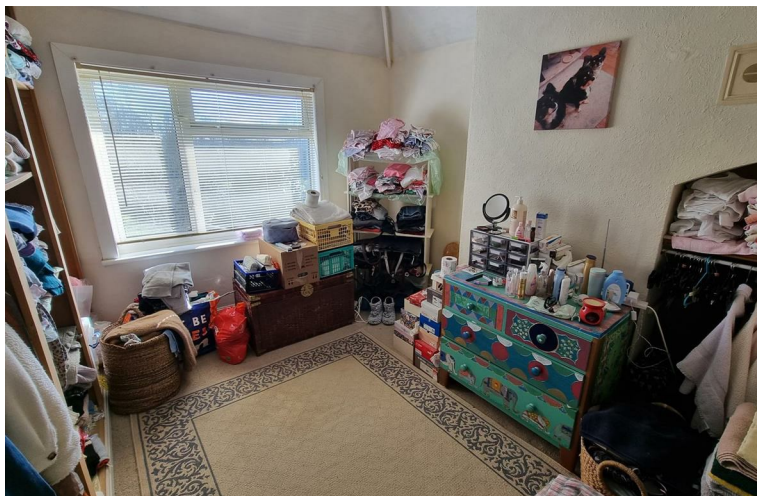
There is easy access to the A435 Alcester Road which runs into Birmingham City Centre in one way and giving access to Redditch and the M42 Motorway at Junction 3 in the other. The M42 forms part of the Midland Motorway network with motorway links to the M5, M40 & M6 directly off forming the hub of the Midlands motorway networks.

Local well regarded primary and secondary schools can be found close by however any interested party is advised to seek confirmation through the local education department at Bromsgrove.

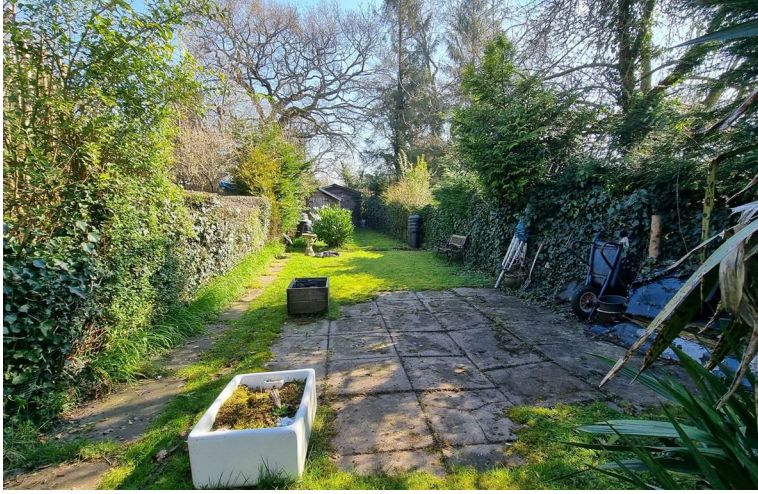
Set back from the road via a paved driveway, a UPVC double glazed door opens in the porch and further door into the hallway with stairs to the first floor accommodation and doors to two reception rooms and kitchen.

On the first floor there are two double bedrooms and a bathroom.

The mature rear garden has a paved patio area leading to lawn with flower and herbaceous borders, fencing and hedges to boundaries, timber workshop and gated side access.



Accommodation



TENURE: We are advised that the property is freehold.

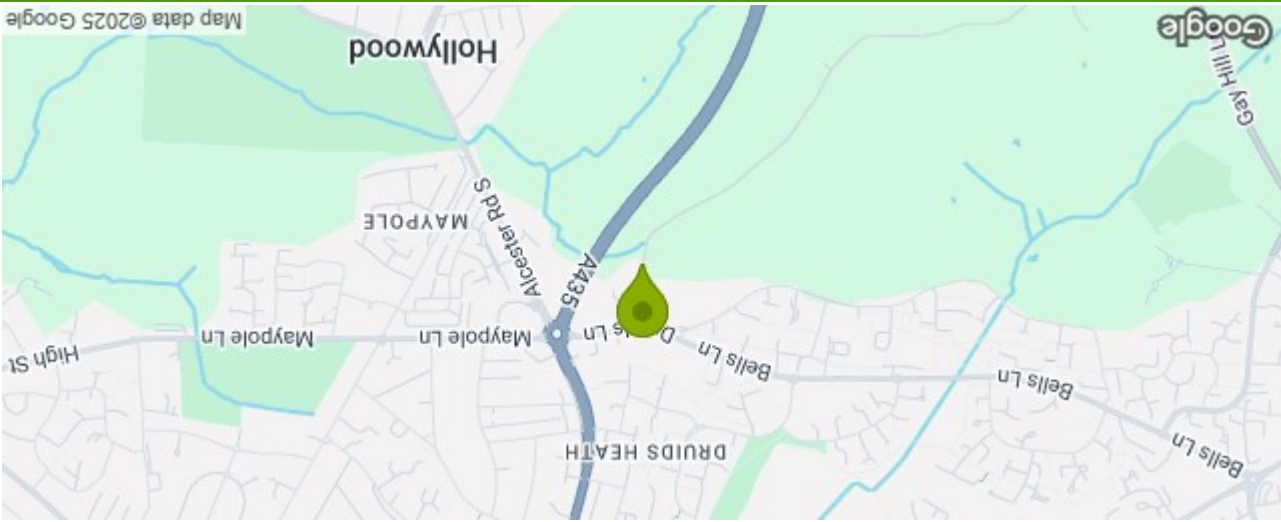
BROADBAND: We understand that the standard broadband download speed at the property is around 17Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 80 Mbps. Data taken from checker.ofcom.org.uk on 20/03/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 20/03/2025). 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 services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



38 Crabmill Lane Headley Heath Birmingham B38 0HA
Council Tax Band: C

Energy Efficiency Rating		
EU Directive 2002/91/EC	Very energy efficient - lower running costs	A
	(81-91)	B
Not energy efficient - higher running costs	(55-68)	D
	(39-54)	E
	(21-38)	F
	(1-20)	G
England & Wales		
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.		