



melvyn
Danes
ESTATE AGENTS

**Hawkhurst Road
Maypole
Asking Price £260,000**

Description

An ideal location for this superbly presented 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 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 a block paved and gravel front driveway, a UPVC front door opens into the hallway with stairs to the first floor accommodation and door into the lounge with bay window to the front and door into the modern kitchen diner with integrated appliances and windows and door to the side and rear garden.

On the first floor there are three bedrooms and a refitted bathroom.

The landscaped rear garden is a pleasant aspect of the property with paved patio leading to lawn, to the rear is a most versatile summer house and store, currently used as a treatment room, there are fencing and hedges to boundaries and gated side access.



Accommodation

HALLWAY

LOUNGE

16'4 into bay x 13'3 max (4.98m into bay x 4.04m max)

MODERN KITCHEN DINER

16'2 x 9'0 (4.93m x 2.74m)

LANDING

BEDROOM 1

12'9 x 10'0 (3.89m x 3.05m)

BEDROOM 2

10'1 x 10'0 (3.07m x 3.05m)

BEDROOM 3

8'3 x 6'3 (2.51m x 1.91m)

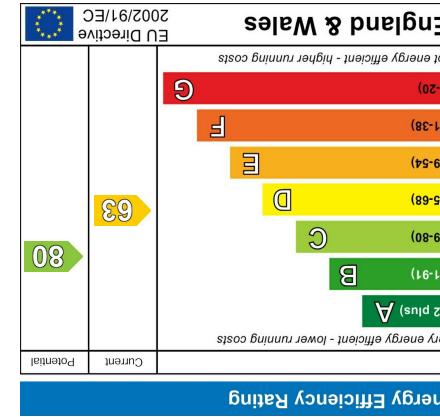
REFITTED BATHROOM

LANDSCAPED REAR GARDEN

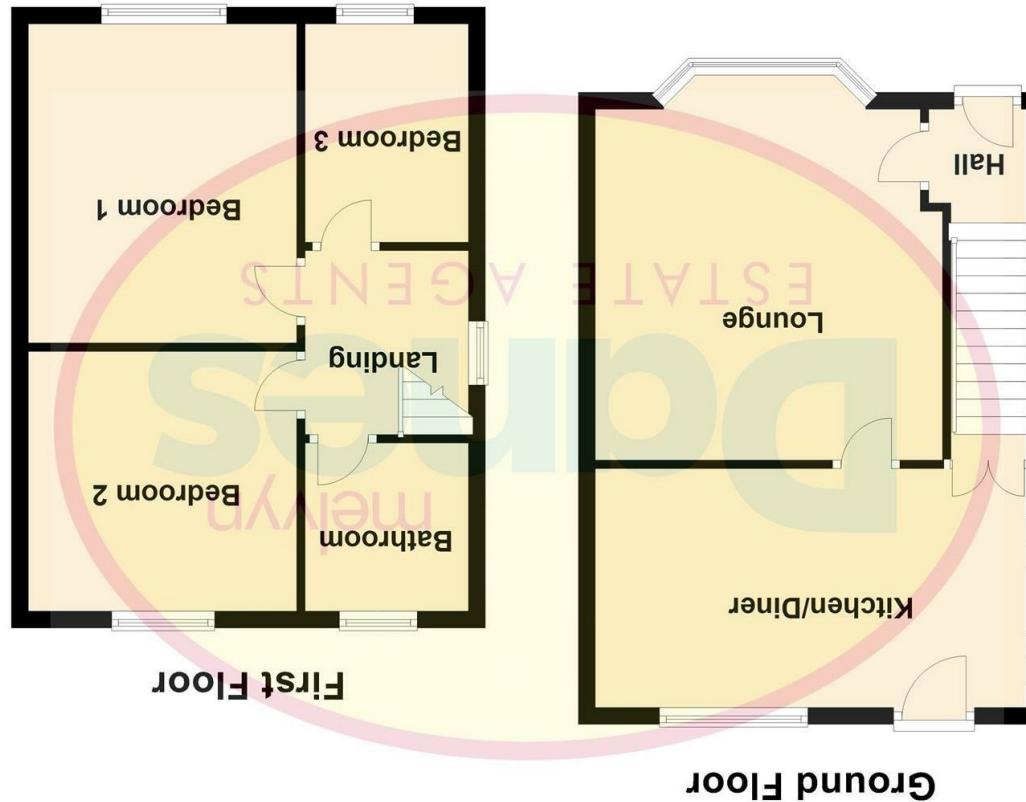
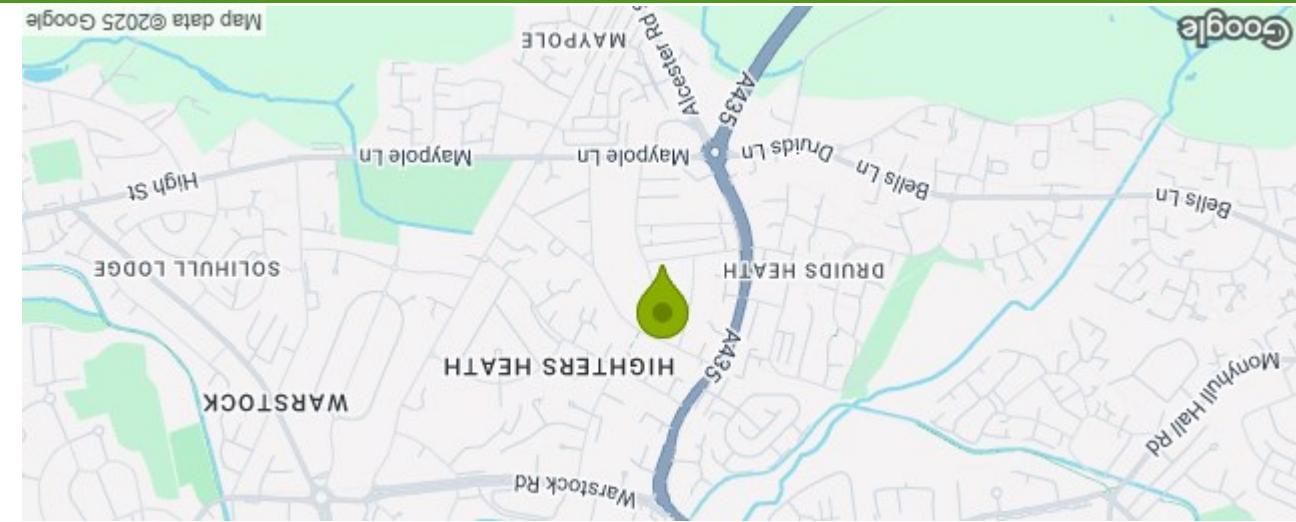
SUMMER HOUSE

Currently used as a treatment studio





64 Hawkhurst Road Maypole Birmingham B14 5HT
Council Tax Band: B



VIEWING: By appointment only with the office on the number below.
MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 24/09/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.
PROPERTY POST CODE AREA IS AROUND 2000 MBPS: Data taken from checker.ofcom.org.uk on 24/09/2025. Actual service availability at the property post code area is around 2000 MBPS. Results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property is around 18 MBPS, however please note that broadband speed achieved may be different.

CONTRACTORS: Any prospective purchaser should obtain verification of all legal and factual matters and information from their solicitor. Licensed surveyors and the benefit of detailed information from organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed information from new institutions, and to approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm reasonable time, we may write to you to ask for indemnification evidence. If you do not provide satisfactory evidence or information identifiably, we may have to stop for indemnification evidence. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

LEASE: Any purchaser who has a professional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.
MONY LANDREGING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the benefit of detailed information from organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed information from new institutions, and to approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm reasonable time, we may write to you to ask for indemnification evidence. If you do not provide satisfactory evidence or information identifiably, we may have to stop for indemnification evidence. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying.