



melvyn
Danes
ESTATE AGENTS



Midvale Drive
Druids Heath
Offers Around £195,000

Description

Situated in this popular and convenient location this superbly presented end of terraced house benefits from the local amenities' of Maypole and the surrounding area.

Close to well regarded local primary schooling and secondary schools, education facilities are subject to confirmation from the Education Department and 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.

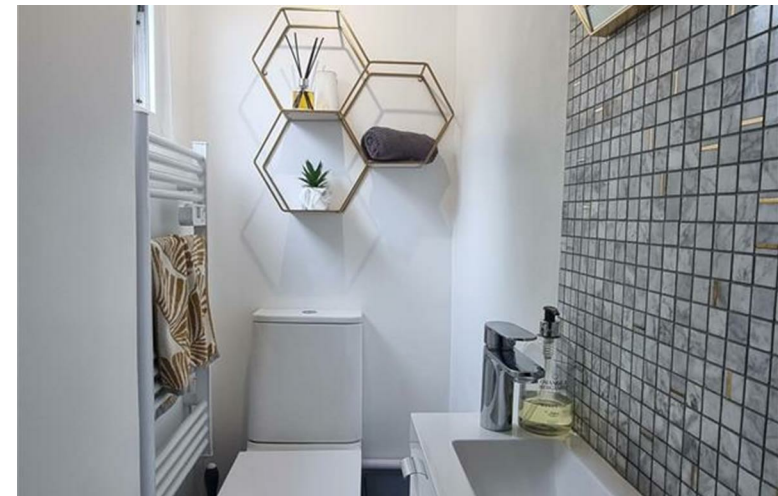
The property is situated within a short drive to Shirley along Maypole Lane and one can continue beyond Alcester Road to Birmingham city centre and the southern Birmingham suburbs, along with the Hollywood by-pass which links to the M42, forming the hub of the national motorway network.

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 a gravel driveway, a UPVC double glazed front door opens into the porch a further door opens into the hallway with stairs to the first floor and doors to a refitted guest cloaks WC, modern refitted breakfast kitchen and lounge diner with door into a conservatory.

On the first floor landing there are doors to two double bedrooms, airing cupboard and refitted family bathroom.

The rear garden has a paved patio leading to lawn with fencing to boundaries and gated access to pleasant parkland to the rear and a courtesy door opens into the side garage with up and over door to the front driveway.



Accommodation

PORCH

HALLWAY

REFITTED GUEST CLOAKS WC

MODERN FITTED BREAKFAST KITCHEN

12'7 x 11'8 (3.84m x 3.56m)

LOUNGE DINER

17'7 x 10'3 (5.36m x 3.12m)

CONSERVATORY

15'9" x 9'1" (4.82m x 2.79m)

LANDING

BEDROOM 1

17'8 x 9'0 max (5.38m x 2.74m max)

BEDROOM 2

14'9 x 11'7 max (4.50m x 3.53m max)

REFITTED FAMILY BATHROOM

REAR GARDENS

SIDE GARAGE

18'0 x 9'1 (5.49m x 2.77m)



TENURE: We are advised that the property is FREEHOLD.

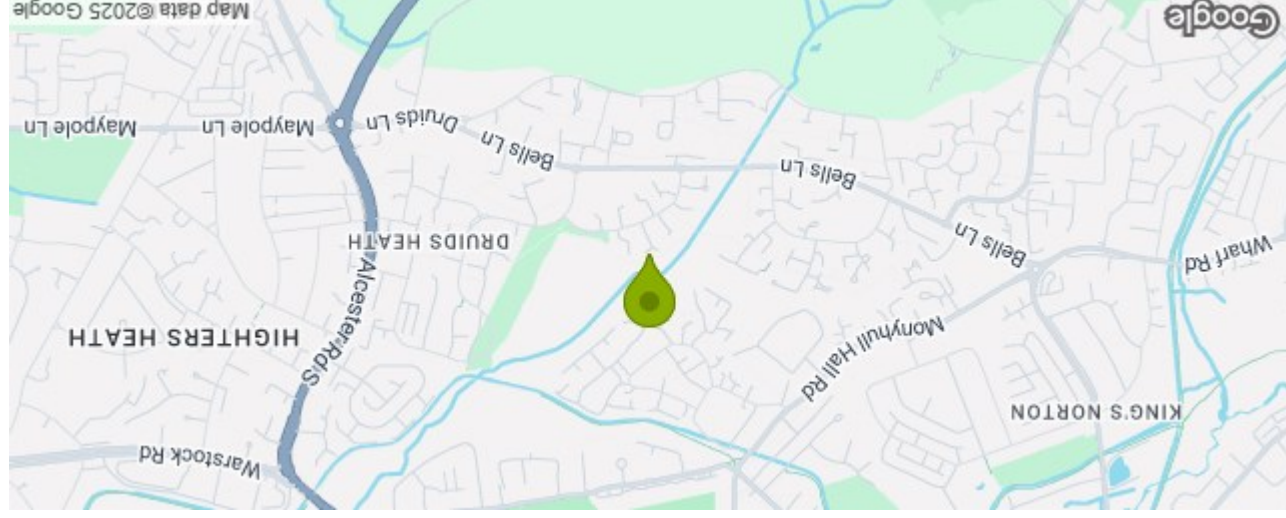
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 29/05/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 29/05/2025. 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. 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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
EU Directive 2002/91/EC	88
Current	73
Potential	

23 Midvale Drive Druids Heath Birmingham B14 5UZ
Council Tax Band: B

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.

