



Sladepool Farm Road, Birmingham

Offers Over £265,000





## PROPERTY OVERVIEW

This well-presented three bedroom end-terrace home offers comfortable and versatile accommodation, ideally situated close to local amenities and reputable schools. The property has also recently benefitted from a complete roof replacement, offering added peace of mind and long-term durability for prospective buyers.

Accessed via an inviting entrance porch and hallway, the property welcomes you into a spacious lounge featuring a charming bay window, providing plenty of natural light and a relaxing atmosphere. Adjacent to the lounge is a dedicated dining room, perfect for both family meals and entertaining guests. The fitted kitchen is thoughtfully designed with ample storage and workspace, and conveniently includes a guest WC for added practicality.

Upstairs, the property comprises three bedrooms, including two generous doubles and a versatile single that can be adapted as a nursery, home office or dressing room, depending on your needs. All bedrooms are served by a well-appointed family bathroom, complete with modern fixtures and fittings.

Additional benefits of this property include a large rear garden (providing ample opportunity for outdoor activities and relaxation) and a private driveway with space for multiple vehicles, ensuring convenient off-road parking.



## PROPERTY LOCATION

The Maypole is located on the southern edge of Birmingham between Druids Heath and Highters Heath and borders the Bromsgrove District of Worcestershire. Local amenities include shops, schools, parks and major transport links such as the M42 via the A435 Hollywood bypass. The A435 intersects the M42 motorway at junction 3 and is close to the M5 and the M40 motorways. The various bus routes take you into Birmingham City centre and Solihull Town centre.

Council Tax band: C

Tenure: Freehold

- Three Bedroom End-Terrace Home
- Roof Recently Fully Replaced
- Great Location Close To Local School & Amenities
- Spacious Lounge
- Dining Room Leading To Extended Kitchen
- Downstairs WC
- Two Double Bedroom & Versatile Single
- Family Bathroom
- Good Sized Garden With Patio Seating Area
- Driveway For Multiple Vehicles



#### **ENTRANCE PORCH**

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

12' 9" x 16' 1" (3.88m x 4.91m)

#### **DINING ROOM**

12' 11" x 8' 10" (3.93m x 2.69m)

#### **KITCHEN**

16' 0" x 7' 9" (4.88m x 2.35m)

#### **WC**

#### **FIRST FLOOR**

#### **BEDROOM ONE**

10' 1" x 12' 7" (3.07m x 3.84m)

#### **BEDROOM TWO**

9' 11" x 9' 10" (3.02m x 2.99m)

#### **BEDROOM THREE**

5' 11" x 8' 0" (1.80m x 2.44m)

#### **BATHROOM**

6' 0" x 6' 5" (1.84m x 1.95m)

#### **TOTAL SQUARE FOOTAGE**

84.0 sq.m (900 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LARGE REAR GARDEN WITH PATIO SEATING**



#### **ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, garden shed, some carpets, curtains and blinds and all light fittings.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

Broadband - cable. Loft space - boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

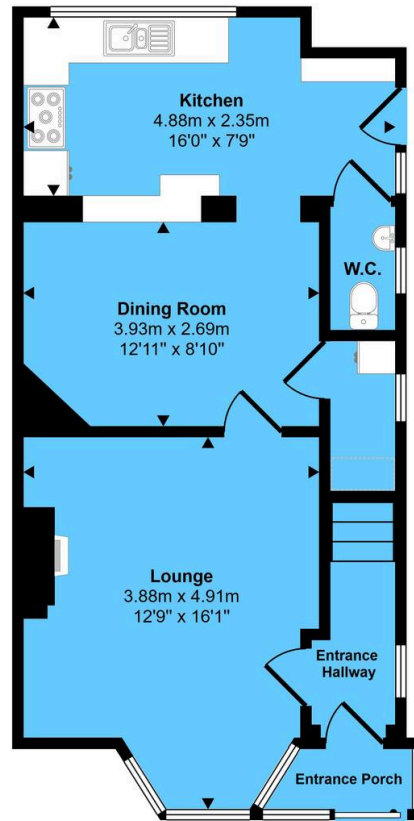
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

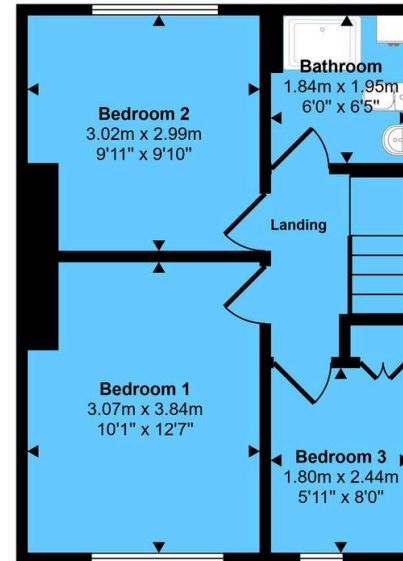
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.




Approx Gross Internal Area  
84 sq m / 900 sq ft



Ground Floor  
Approx 48 sq m / 520 sq ft



First Floor  
Approx 35 sq m / 380 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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