



**222 MAYPOLE LANE, YARDLEY WOOD, B14 4PU**  
**OFFERS AROUND £218,000**

- NO UPWARD CHAIN
- LOUNGE
- DINING AREA
- THREE BEDROOMS
- DRIVEWAY
- HALLWAY
- KITCHEN
- CONSERVATORY
- FAMILY BATHROOM
- REAR GARDEN

Maypole Lane links the Alcester Road at the Maypole Roundabout and the High Street Solihull Lodge. The property enjoys being within close proximity to open countryside towards Hollywood and public recreation space at Daisy Farm, also on Maypole Lane.

Local bus services operate along Maypole Lane providing access to Maypole Island and Shirley town centres. There is a railway station at in Yardley Wood, offering services to Birmingham and Stratford-upon Avon. Shopping facilities are in close proximity at the Maypole Island where there is a large Sainsburys supermarket and other stores.

Also off Maypole Island is access to the A435 which runs into Birmingham City Centre in one direction, and giving access to 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.

An ideal location therefore for this traditional semi detached property which sits back the road behind a block paved driveway which leads in turn to a UPVC double glazed door, which opens to the

### HALLWAY

Having double glazed window to front aspect, ceiling light point, central heating radiator, tiled floor, stairs rising to first floor landing and bi fold door opening to

### LOUNGE

**17'6" x 10'5" (5.33m x 3.18m)**



Having door and window leading to conservatory, wall mounted lights, central heating radiator, living flame coal effect gas fire with wood surround, laminate flooring and opening to

### DINING AREA

**7'3" x 6'3" (2.21m x 1.91m)**

Having double glazed window to rear aspect, ceiling and wall mounted lights, central heating radiator, laminate flooring and opening to

### KITCHEN

**13'4" x 6'6" (4.06m x 1.98m)**



Having double glazed door to side passage, double glazed window to side aspect, a range of wall, base and drawer units with roll top work surface incorporating one and a half bowl stainless steel sink and drainer with mixer tap over, ceiling light point, space for fridge freezer and gas cooker and space and plumbing for washing machine and dishwasher

### CONSERVATORY

**10'1" x 8'11" (3.07m x 2.72m)**

Having double glazed french doors to the rear garden and double glazed windows

### FIRST FLOOR LANDING

Having double glazed window to front elevation, ceiling light point, loft access and doors leading to the three bedrooms and family bathroom

### BEDROOM ONE

**12'11" x 9'11" (3.94m x 3.02m)**



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



**BEDROOM TWO**  
**10'7" x 8'10" (3.23m x 2.69m)**



Having double glazed window to front elevation, ceiling light point, central heating radiator and built in wardrobe and cupboards

**BEDROOM THREE**  
**8'6" x 6'7" (2.59m x 2.01m)**

Having double glazed window to rear elevation, ceiling light point, central heating radiator and built in wardrobes and cupboard

**FAMILY BATHROOM**



Having double glazed window to side elevation, shaped bath with thermostatic shower over with mixer tap and glazed screen, pedestal wash hand basin, low level wc, ceiling light point, extractor fan, part tiled walls, tiled floors and heated chrome towel rail

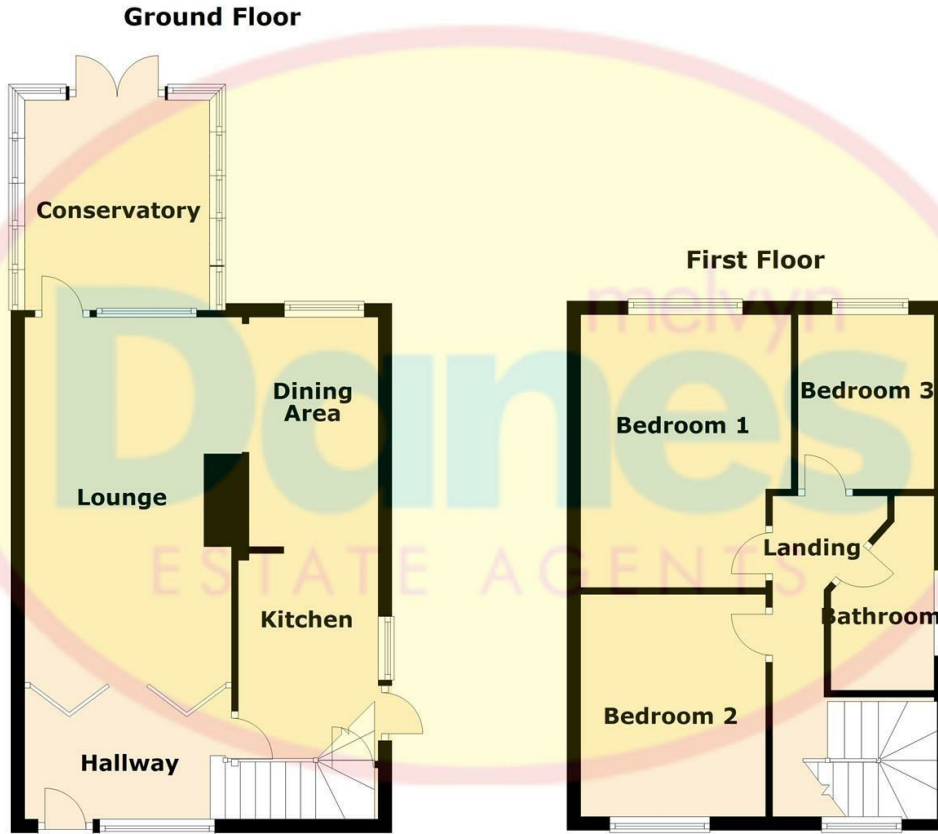
**REAR GARDEN**



Having paved patio area with steps to the rest of the garden that is mainly laid to lawn with gated access to the front of the property

**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.



**LOCATION**  
 From our Shirley Office, turn right at the roundabout into School Road. At the T junction, turn left onto Bills Lane and second right into Hurdis Road. At the T junction, turn left onto Haslucks Green Road. Follow to the Colebrook pub, taking the third exit into Colebrook Road. Proceed to the mini island passing straight over into High Street. High Street becomes Maypole Lane at the junction with Prince of Wales Lane which is on the right hand side of the road. Follow the road the mini roundabout, passing straight over where number 222 can be found on the right hand side.

**TENURE**  
 We are advised that the property is Freehold but we are awaiting confirmation of this from the vendors solicitors.

**VIEWING**  
 By appointment only please with the Shirley office on 0121 744 2801.

**PLANNING PERMISSION AND BUILDING REGULATIONS** Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property

**THE CONSUMER PROTECTION REGULATIONS**  
 The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		64	80
EU Directive 2002/91/EC			