



smarthomes

## Courtway Avenue

Maypole, Birmingham, B14 4PP

- An Extremely Well Presented Semi Detached Home
- Three Bedrooms
- Through Lounge Diner
- Re-Fitted Family Bathroom & Extended & Re-Fitted Kitchen

**£225,000**

EPC Rating '56'





## Property Description

The property is set back from the road behind a block edged tarmac driveway providing off road parking extending to UPVC door to side giving access to the kitchen and part glazed door leading into

### Enclosed Porch

With tiled flooring, exterior light and UPVC door leading through to

### Entrance Hallway

With wood effect laminate flooring, dado rail, radiator, stairs leading to the first floor accommodation and doors leading off to





### Through Lounge Diner

24' 7" into bay x 8' 6" (7.5m x 2.6m) With UPVC double glazed bay window to front elevation, UPVC double glazed bay window to rear incorporating door giving access to the rear garden, coving to ceiling, dado rail, two radiators, two ceiling light points, wood effect laminate flooring and fireplace with feature tiling, slate hearth and wooden surround



### Extended & Re-Fitted Kitchen to Rear

13' 5" max x 10' 2" (4.1m x 3.1m) Being re-fitted with a modern range of wall, drawer and base units, wood effect work surfaces, ceramic sink and drainer unit with mixer tap, complementary tiling to splashback areas, space for gas cooker with extractor canopy over, space and plumbing for washing machine and tumble dryer, integrated fridge freezer, tiled flooring, spot lights to ceiling, door to useful under-stairs storage cupboard, doors to driveway and rear garden and UPVC double glazed windows to side and rear elevations



### Accommodation on the First Floor

#### Landing

With obscure double glazed window to side elevation, loft access, ceiling light point and doors radiating off to

#### Bedroom One to Front

12' 5" into bay x 8' 2" (3.8m x 2.5m) With UPVC double glazed bay window to front elevation, radiator and ceiling light point

#### Bedroom Two to Rear

10' 9" x 8' 6" (3.3m x 2.6m) With UPVC double glazed bay window to rear elevation, radiator and ceiling light point



#### Bedroom Three to Front

6' 10" x 6' 10" (2.1m x 2.1m) With UPVC double glazed window to front elevation, radiator and ceiling light point



### Re-Fitted Family Bathroom to Rear

6' 6" x 5' 2" (2m x 1.6m) Being re-fitted with a three piece white suite comprising panelled bath with thermostatic rainfall shower over, further handheld attachment and glazed screen, low flush WC and pedestal wash hand basin, UPVC obscure double glazed window to rear, feature tiled flooring, complementary tiling to water prone areas, chrome ladder style radiator, shaver socket, extractor and ceiling light point



### Pleasant Rear Garden

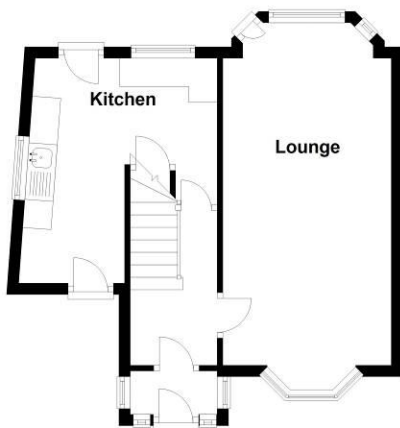
Being mainly laid to lawn with partly covered paved patio, fencing to boundaries, timber potting shed and bark chipping borders

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.

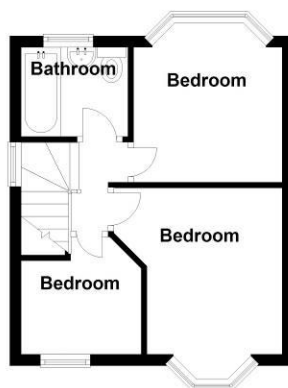
#### Ground Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



#### First Floor

Approx. 25.3 sq. metres (272.4 sq. feet)



Total area: approx. 60.2 sq. metres (648.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Soliuhll  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements