



smarthomes

Maypole Lane

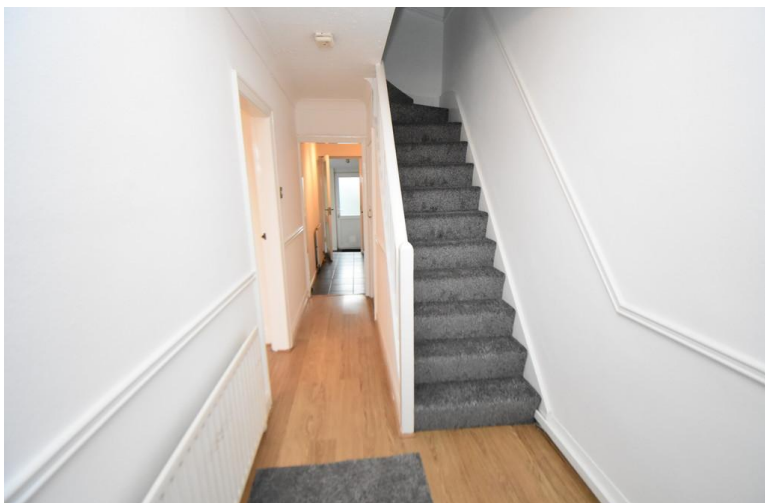
Maypole, Birmingham, B14 4PF

- A Well Presented Mid Terraced Property
- No Upward Chain
- Three Bedrooms
- Through Lounge/Diner

£207,500

EPC Rating '63'





Property Description

The property is set back from the road behind a lawned fore garden with fencing and iron railing fencing to boundaries, mature shrubs and bushes and a centralised pathway extending to

Entrance Porch

With UPVC double glazed porch door with diamond leaded inserts with matching windows either side, ceiling light point and access to the property is via a hardwood door with single glazed window with diamond leaded inserts and matching windows either side leading through to

Hallway

With wood effect laminate flooring, central heating radiator, dado rail, useful under stairs storage cupboard, stairs rising to the first floor accommodation and an opening leading through to



Through Lounge Diner

28' 6" x 10' 5" (8.7m x 3.2m) With UPVC double glazed bay window with diamond leaded inserts to front elevation, wood effect laminate flooring, two central heating radiators, two ceiling light points with decorative roses, two electric fires and aluminium frame sliding patio doors to rear elevation



Kitchen to Rear

9' 2" x 5' 6" (2.8m x 1.7m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap over, further incorporating a 4 ring electric cooker with extractor fan over. Tiling to splash back areas, radiator, ceiling light point and a single glazed door to the rear elevation with matching windows either side leading through to



Lean To

17' 0" x 5' 2" (5.2m x 1.6m) Being of UPVC double glazed construction with two ceiling light points, base and wall units with a work surface over, space and plumbing for a washing machine and tumble dryer, wall mounted Vaillant central heating boiler system, tiling to floor and UPVC double glazed obscure patio door leading out to rear garden



Landing

With dado rail, loft access, ceiling light point, new fitted carpet and doors radiating off to

Bedroom One to Front

13' 9" x 10' 2" (4.2m x 3.1m) With UPVC double glazed bay window with diamond leaded inserts to front elevation, ceiling light point, new fitted carpet and central heating radiator

Bedroom Two to Rear

13' 9" x 8' 10" (4.2m x 2.7m) With UPVC double glazed window with diamond leaded inserts to rear elevation, ceiling light point, new fitted carpet, central heating radiator and a range of fitted wardrobes with sliding doors



Bedroom Three to Front

8' 2" x 6' 2" (2.5m x 1.9m) With UPVC double glazed bay window with diamond leaded inserts to front elevation, ceiling light point, new fitted carpet and central heating radiator

Family Shower Room

8' 10" x 6' 2" (2.7m x 1.9m) Being fitted with a three piece white suite comprising of an enclosed shower cubicle with bi-fold doors and Triton electric shower over, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to all wall areas and floor, ceiling spot lights and a UPVC obscure double glazed window to the rear elevation

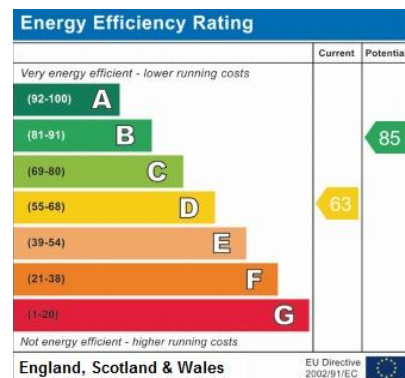


Rear Garden

Being paved for ease of maintenance with fencing to boundaries, one timber framed shed, mature shrubbed borders and access to a rear garage with an up and over door

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



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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