



smarthomes

Highters Heath Lane

Maypole, Birmingham, B14 4TB

- A Beautifully Presented Two Bedroom Semi Detached Bungalow
- Lounge With Feature Log Burner, Garden Room & Conservatory
- Re-Fitted Breakfast Kitchen & Re-Fitted Family Shower Room
- Good Size South Easterly Facing Rear Garden

£264,950

EPC Rating 'TBC'





Property Description

The property is set back from the road behind a paved driveway providing off road parking extending to obscure double glazed door to utility, external lighting and composite front door leading through to

Entrance Hallway

With polished pine flooring, radiator, ceiling light point, useful storage cupboard and being open plan to



Re-Fitted Breakfast Kitchen

18' 4" x 9' 6" (5.6m x 2.9m) Being re-fitted with a range of high gloss wall, drawer and base units, complementary work surfaces with matching upstands, sink and drainer unit with mixer tap, four ring AEG induction hob with stainless steel splashback and extractor canopy over, inset eye-level electric oven and grill, double glazed window and double doors to garden room, two ceiling light points, coving to ceiling, laminate flooring and radiator



Lounge

15' 1" x 10' 9" (4.6m x 3.3m) With coving to ceiling, ceiling light point, radiator, feature log burning stove with slate hearth and bi-folding doors leading through to

Garden Room to Rear

17' 0" x 7' 10" (5.2m x 2.4m) With double glazed French doors leading out to the rear garden, laminate flooring, double glazed windows to rear, radiator, wall lighting, electric power points, double glazed French doors to breakfast kitchen and door leading into



Inner Lobby

With pine flooring, pine cladding to walls, useful cloaks storage, opening to conservatory and door to

Guest WC

With low flush WC, vanity wash hand basin, ceiling light point and pine cladding to walls

Conservatory

10' 9" x 8' 2" (3.3m x 2.5m) With double glazed French doors to rear garden, pine flooring, wooden cladding to walls, ceiling lights and door to



Utility

With UPVC obscure double glazed door to driveway, tiled flooring, polycarbonate roof, space and plumbing for washing machine and tumble dryer, base units with laminate worktop, space for fridge freezer and useful storage area

Bedroom One to Front



12' 9" x 8' 10" (3.9m x 2.7m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point

Bedroom Two to Front

11' 5" x 5' 2" (3.5m x 1.6m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Shower Room

8' 2" x 7' 2" (2.5m x 2.2m) Being re-fitted with a three piece suite comprising shower enclosure with Triton electric shower, low flush WC and pedestal wash hand basin, complementary tiling to water prone areas, feature wooden cladding to walls, pine flooring, radiator, extractor and useful airing cupboard housing central heating boiler



Good Size South East Facing Rear Garden

Being mainly laid to lawn with paved patio, timber potting shed, further patio to rear, fencing to boundaries and a variety of mature shrubs and bushes

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 Nigel Hodges.