



smarthomes

Mapleton Road

Hall Green, Birmingham, B28 9RA

- A Well Presented Three Bedroom End Terrace Property
- Dining Kitchen
- Lounge & Conservatory/Sun Room
- First Floor Family Bathroom & Ground Floor Guest Shower Room

£230,000

EPC Rating '49'





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to side gate access to rear garden and UPVC double glazed door leading through to

Enclosed Porch

With ceiling light point and door leading through to

Entrance Hall

With radiator, laminate flooring, ceiling light point, stairs leading to the first floor accommodation and door leading through to



Lounge to Front

16' 2" into bay x 13' 10" (4.93m x 4.22m) With double glazed bay window to front elevation, ceiling light point, radiator, laminate flooring, useful under-stairs storage cupboard and bi-folding doors leading through to



Dining Kitchen

17' 1" x 9' 10" (5.21m x 3m) Being fitted with a range of wall, drawer and base units, complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset eye-level electric oven and microwave oven, space and plumbing for washing machine and dishwasher, space for fridge freezer, double glazed window to rear elevation, radiator, laminate flooring, ceiling light points and double glazed window and door leading into



Conservatory/Sun Room

13' 2" max x 14' 6" max (4.01m x 4.42m) Being brick built with composite roof, obscure double glazed French doors leading out to the rear garden, double glazed windows to sides and rear, light point and door leading into



Guest Shower Room

With walk-in shower, wash hand basin, low flush WC and tiling to splashback areas

Accommodation on the First Floor

Landing

With ceiling light point, loft access and doors leading off to

Bedroom One to Rear

12' 10" x 7' 7" up to wardrobes (3.91m x 2.31m) With double glazed window to rear elevation, fitted wardrobes and bedroom furniture, radiator and ceiling light point

Bedroom Two to Front

11' 2" x 9' 0" (3.4m x 2.74m) With two double glazed windows to front elevation, radiator and ceiling light point



Bedroom Three to Rear

9' 10" x 7' 3" (3m x 2.21m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom to Front

8' 1" x 7' 10" (2.46m x 2.39m) Being fitted with a three piece white suite comprising panelled bath with shower over, low flush WC and vanity wash hand basin, obscure double glazed window to front, tiling to walls and floor, built-in airing cupboard and ladder style radiator

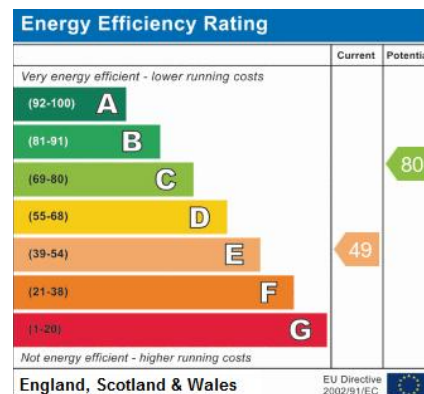


Rear Garden

Being mainly laid to lawn with paved patio, paved pathway to rear, shrub borders, mature trees, fencing to boundaries and side gate access to driveway

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 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