



smarthomes

Maypole Lane

Maypole, Birmingham, B14 5JS

- A Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen

£250,000

EPC Rating '60'





Property Description

The property is set back from the road behind a block paved frontage with shrub borders, dwarf walls and a UPVC double glazed front door leading into

Entrance Hallway

With ceiling light point, radiator, UPVC obscure double glazed window to side, laminate flooring, stairs leading to the first floor accommodation, coving to ceiling, built in cloaks cupboard and door leading off to



Lounge to Front

15' 1" x 10' 5" (4.6m x 3.2m) With UPVC triple glazed bay window to front elevation, wall mounted radiator, coving to ceiling, electric fire, ceiling light point and double doors leading to



Dining Room to Rear

9' 6" x 7' 10" (2.9m x 2.4m) With UPVC double glazed French doors leading to rear garden, coving to ceiling, built in cupboards, wall mounted radiator and ceiling light point



Fitted Kitchen to Rear

7' 10" x 7' 6" (2.4m x 2.3m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink with mixer tap over, further incorporating a Bosch 4 ring induction hob with extractor hood over and Bosch oven below. Space and plumbing for dishwasher, tiling to splash back areas, laminate flooring, ceiling light point, a double glazed window to the rear aspect, UPVC double glazed door to side passage and a useful pantry area with space and plumbing for a washing machine and a UPVC double glazed window to side

Landing

With a UPVC double glazed window to side, coving to ceiling, ceiling light point, access to a part boarded loft space via a drop down ladder and door to



Bedroom One to Front

11' 5" x 10' 5" (3.5m x 3.2m) With triple glazed window to front elevation, coving to ceiling, radiator and ceiling light point

Bedroom Two to Rear

10' 9" x 10' 5" (3.3m x 3.2m) With double glazed window to rear elevation, radiator, coving to ceiling and two ceiling light points



Bedroom Three to Front

8' 10" x 5' 6" (2.7m x 1.7m) With triple glazed window to front elevation, radiator, ceiling light point and a cupboard housing a wall mounted gas central heating boiler

Family Shower Room to Rear

7' 6" x 5' 10" (2.3m x 1.8m) Being fitted with a white suite comprising of a walk in shower, wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

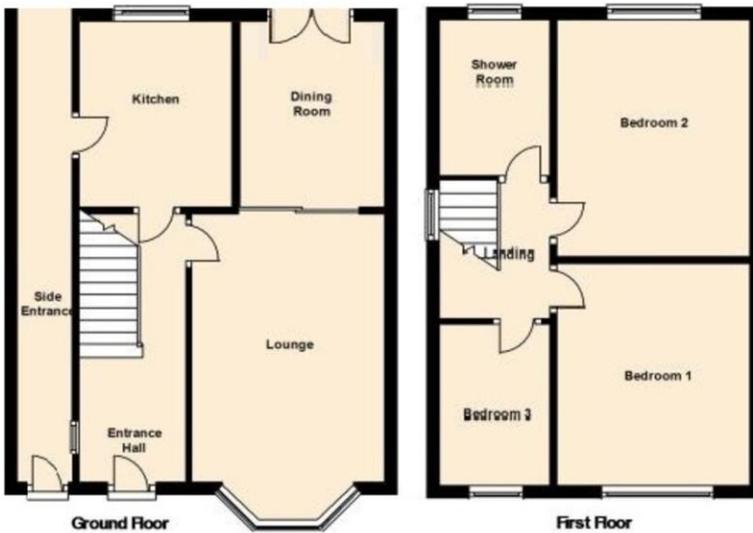


Landscaped Rear Garden

Being mainly laid to lawn with paved patio area, railway sleeper borders, panelled fencing to boundaries, timber framed shed and access to a covered side passage with courtesy door to property frontage

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	80	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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