



smarthomes

Insull Avenue

Maypole, Birmingham, B14 4PR

- An Extended and Beautifully Presented Semi-Detached Family Home
- Three Bedrooms
- Spacious Lounge
- Open Plan Modern Kitchen/Diner

£275,000

EPC Rating '53'





Property Description

The property is set back from the road behind a gravel driveway providing off road parking with fencing to side boundaries and a UPVC double glazed door with matching windows to sides leading into

Porch

With a door to covered side passage, tiled flooring, ceiling spot lights and a wooden door to

Entrance Hallway

With ceiling light point, radiator, coving to ceiling, laminate flooring, dado rail, stairs leading to the first floor accommodation and doors leading off to



Spacious Lounge to Front

21' 3" x 9' 10" (6.5m x 3m) With UPVC double glazed bay window to front elevation, two wall mounted radiators, coving to ceiling, wall light points, laminate flooring, electric fire with marble hearth and inlay and a wooden surround and opening to



Modern L-Shaped Kitchen/Diner to Rear

18' 4" max x 14' 5" max (5.6m max x 4.4m max) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Freestanding Range style cooker with extractor hood over, integrated dishwasher, tiling to splash back areas and floor, radiator, wall and ceiling light points, under stairs storage cupboard, two Velux roof windows, a double glazed window to the rear aspect and double glazed patio doors leading to rear garden



Landing

With a UPVC double glazed window to side, dado rail, over stairs storage cupboard, loft access and door to

Bedroom One to Front

12' 5" x 8' 6" (3.8m x 2.6m) With double glazed bay window to front elevation, radiator, ceiling light point and mirror fronted fitted wardrobes



Bedroom Two to Rear

11' 1" x 8' 6" (3.4m x 2.6m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

7' 6" max x 6' 6" (2.3m max x 2m) With double glazed window to front elevation, radiator and ceiling light point



Modern Family Bathroom to Rear

9' 6" x 5' 2" (2.9m x 1.6m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation



Pleasant Rear Garden

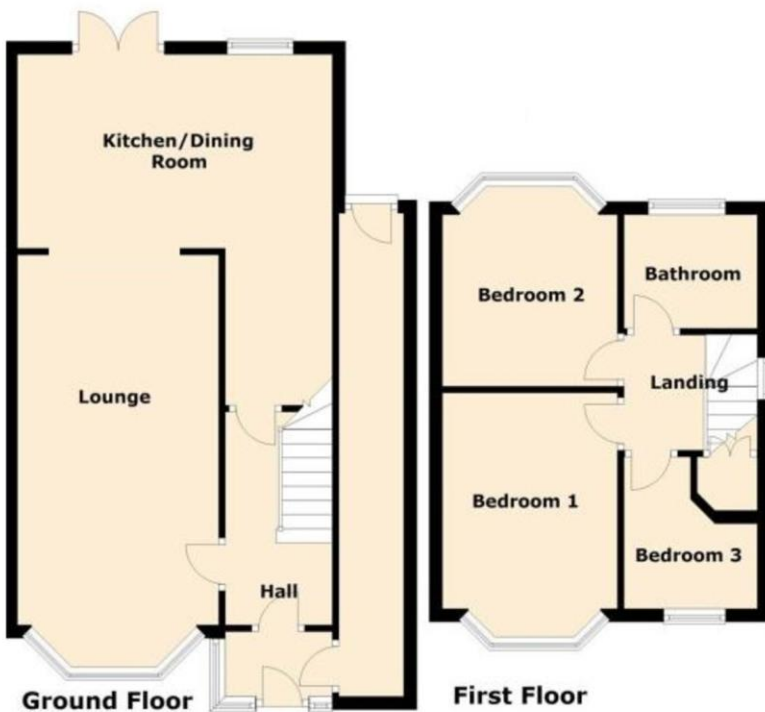
Being mainly laid to lawn with paved patio area, panelled fencing to boundaries, mature shrubs and bushes and access to a rear garage with lighting

Covered Side Passage

With a utility area with space and plumbing for washing machine, space for tumble dryer, ceiling light point and a wall mounted gas central heating boiler

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		85
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(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