



**Arundel Road**

Maypole, Birmingham, B14 5UE

- A Well Presented & Extended Semi-Detached Family Home
- Three Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Family Bathroom & Ground Floor Shower Room

**£269,500**

EPC Rating '59'





## Property Description

The property is set back from the road behind a lawned fore garden with boundary wall, concrete pathway and Georgian style front door to

### Enclosed Porch

With panelled door leading through to

### Open Plan Entrance

With spindle balustrade staircase leading to the first floor accommodation with under-stairs recess, radiator and opening to

### Through Lounge Diner

25' 5" x 17' 7" max (7.75m x 5.36m max) With feature stone effect fire-surround with living flame coal effect gas fire, two radiators, UPVC double glazed sliding patio door leading to the rear garden and door leading into



### Re-Fitted Kitchen to Rear

10' 2" x 7' 10" (3.1m x 2.4m) Being re-fitted with a brand new range of wall, drawer and base units, wood effect worktops, four ring gas hob with combination light and extractor over, complementary tiling to splashback areas, inset Lamona oven, freestanding fridge, oak effect flooring, radiator, feature floating shelving, double glazed window to side elevation and door leading through to



### Utility Area

With double glazed door to side storage area, double glazed door to rear garden, plumbing for washing machine, oak effect flooring, frosted window to side and door leading into



### Ground Floor Shower Room

7' 3" x 7' 2" (2.21m x 2.18m) With adapted shower, low flush WC, wall mounted wash hand basin, obscure double glazed window to side elevation, tiling to walls and radiator



### Landing

With obscure double glazed window to side elevation, access to loft space, ceiling smoke alarm and doors leading off to

### Bedroom One to Front

14' 2" x 10' 5" (4.32m x 3.18m) With UPVC double glazed bay window to front elevation, wall mounted radiator and ceiling light point

### Bedroom Two to Rear

10' 9" x 10' 4" (3.28m x 3.15m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point

### Bedroom Three to Front

9' 4" max x 5' 9" max (2.84m max x 1.75m max) With double glazed window to front elevation, wall mounted radiator and ceiling light point



## Re-Fitted Family Bathroom

Being re-fitted with a three piece white suite comprising panelled bath with thermostatic shower over and glazed screen, pedestal wash hand basin and low flush W.C, complementary marble effect tiling to water prone areas, quality vinyl floor covering, built-in airing cupboard housing recently installed Worcester boiler and obscure double glazed window



## Rear Garden

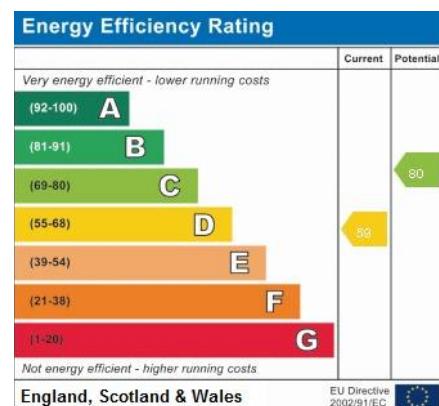
Being mainly laid to lawn with part concrete and paved patio, shrub borders, fencing to boundaries and concrete pathway extending to prefabricated garage

## Garage

With up and over garage door to rear vehicle access and courtesy door to rear garden

## 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 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.