



smarthomes

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

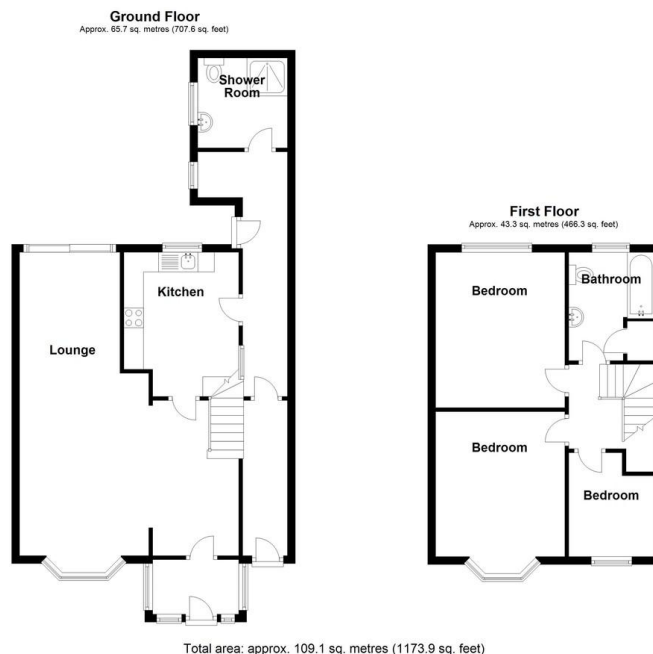
Being mainly laid to lawn with part concrete and paved patio, shrub borders, fencing to boundaries and concrete pathway extending to prefabricated garage

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		