



smarthomes

Arundel Road

Maypole, Birmingham, B14 5UD

- A Semi Detached Property
- Three Bedrooms
- Through Lounge Diner
- Breakfast Kitchen
- Garage To Rear
- No Upward Chain

Offers Over £240,000

EPC Rating 65

Current Council Tax Band C





Property Description

The property is set back from the road behind a lawned fore garden with paved pathway extending to storm porch with UPVC double glazed front door leading through to

Entrance Hallway

With obscure glazed windows to front, radiator, coving to ceiling, ceiling light point, stairs leading to the first floor accommodation with under-stairs storage area and doors leading off to



Through Lounge Diner

25' 7" into bay x 11' 1" (7.8m x 3.4m) With double glazed bay window to front elevation, double glazed sliding patio doors leading out to the rear garden, two radiators, coving to ceiling, wall lighting, gas fireplace with tiled hearth and wooden surround and door leading into

Breakfast Kitchen to Rear

11' 9" x 6' 10" (3.6m x 2.1m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor over, inset eye-level oven and grill, space and plumbing for washing machine, space for fridge freezer, ceiling light point, coving to ceiling, double glazed window to rear and obscure double glazed door leading out to the rear garden



Accommodation on the First Floor

Landing

With obscure double glazed window to side, loft access, ceiling light point, coving to ceiling and doors leading off to



Bedroom One to Rear

11' 9" x 11' 1" (3.6m x 3.4m) With double glazed window to rear elevation, radiator, coving to ceiling and wall lighting

Bedroom Two to Front

11' 9" x 10' 2" (3.6m x 3.1m) With double glazed window to front elevation and ceiling light point



Bedroom Three to Front

7' 10" x 6' 10" (2.4m x 2.1m) With double glazed window to front elevation, built-in cupboards and ceiling light point



Shower Room to Rear

8' 6" x 5' 6" (2.6m x 1.7m) Being fitted with a three piece white suite comprising; shower area with floor drain and electric shower, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls, non-slip flooring, radiator, ceiling light point and airing cupboard housing Vaillant boiler

Good Size Rear Garden

Being mainly laid to lawn with crazy paved patio, stepping stone pathway, gated side access, out-building, fencing to boundaries, a variety of mature shrubs and bushes, greenhouse and access to garage



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 Nigel Hodges. Current council tax band - C

