



Mapleton Road

Hall Green, Birmingham, B28 9RB

- A Very Well Presented Semi-Detached Family Home
- Three Bedrooms
- Modern Fitted Kitchen
- Potential for Extension Subject to Planning Permission

Offers Over £260,000

EPC Rating 62

Current Council Tax Band - C





Property Description

The property is set back from the road behind a shared tarmac driveway providing access to a gated parking area and garage, laid lawn area, hedgerow borders and a UPVC double glazed door leading into

Porch

With double glazed windows to side, laminate flooring, light point and a further UPVC double glazed door leading to

Entrance Hallway

With ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation and door leading off to



Lounge to Front

15' 1" x 13' 9" (4.6m x 4.2m) With UPVC double glazed bay window to front elevation, wall mounted radiator, wall and ceiling light points, laminate flooring, under stairs storage cupboard and door to



Modern Fitted Kitchen to Rear

11' 1" x 9' 2" (3.4m x 2.8m) Being fitted with a modern range of wall, base and drawer units with a wooden work surface over incorporating a Belfast style 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Breakfast bar, integrated dishwasher, tiling to splash back areas and floor, radiator, ceiling spot lights, double glazed door and window to the rear aspect and door to

Utility Room

Fitted with a range of wall and base units with a wooden work surface over incorporating a sink and drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer, tiling to splash back area and floor, central heating radiator, ceiling spot lights and door to



Guest W.C

Being fitted with a modern suite comprising a low flush WC and feature vanity wash hand basin. Obscure UPVC double glazed window to rear, tiling to splash back areas and floor, chrome heated towel rail and ceiling spot lights

Landing

With a UPVC double glazed window to side, loft access and door to



Bedroom One to Front

10' 5" x 9' 2" (3.2m x 2.8m) With double glazed window to front elevation, radiator and ceiling light point and spot lights

Bedroom Two to Rear

9' 6" x 9' 2" (2.9m x 2.8m) With double glazed window to rear elevation, radiator and ceiling light point and spot lights



Bedroom Three to Rear

9' 2" x 7' 2" (2.8m x 2.2m) With double glazed window to rear elevation, radiator and ceiling light point

Modern Family Bathroom to Front

10' 5" x 7' 6" (3.2m x 2.3m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, feature wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the front elevation



Rear Garden

Being mainly laid to lawn with patio area, panelled fencing to boundaries, gated access to property frontage and access to

Garage

With a wooden up and over door for vehicular access

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. Current council tax band - B



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 82 | |
| (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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