



smarthomes

## Kingsthorpe Road

Maypole, Birmingham, B14 4NE

- A Well Presented Mid Terrace Property
- Three Double Bedrooms
- Lounge, Breakfast Kitchen & Conservatory
- No Upward Chain

**£220,000**

EPC Rating 64

Current Council Tax Band B







## Property Description

The property is set back from the road behind a block paved driveway providing off-road parking extending to canopy porch with composite front door with glazed inserts leading through to

### Entrance Hall

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

### Lounge to Front

13' 4" x 12' 0" (4.06m x 3.66m) With double glazed window to front elevation, ceiling light point, coving to ceiling, radiator, feature electric fireplace with brick surround, useful under-stairs storage cupboard, laminate flooring and door leading through to



### Breakfast Kitchen to Rear

10' 5" x 8' 8" (3.18m x 2.64m) Being fitted with a modern range of wall, drawer and base units with wood effect work surfaces and matching upstand, sink and drainer unit with mixer tap, four ring gas hob with extractor canopy over, inset electric oven, complementary tiling to splashback areas, under-cupboard lighting, space and plumbing for washing machine and tumble dryer, breakfast bar seating area, space for fridge freezer, cupboard housing Worcester Bosch boiler, ceiling light point, double glazed window and door to conservatory, radiator, laminate flooring, coving to ceiling and door leading into

### Ground Floor Family Bathroom to Rear

8' 10" x 5' 6" (2.7m x 1.7m) Being fitted with a modern three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and a pedestal wash hand basin, obscure double glazed window to rear, ceiling light point, radiator, extractor and tiling to splashback areas

### Conservatory

9' 10" x 8' 10" (3.0m x 2.7m) With double glazed windows, glazed roof, ceiling light point with fan, laminate flooring and French doors leading out to the landscaped rear garden

### Accommodation on the First Floor

#### Landing

With access to loft space, ceiling light point and doors leading off to

#### Bedroom One to Front

10' 1" x 15' 5" (3.07m x 4.7m) With two double glazed windows to front elevation, ceiling light point, picture rail, radiator, feature cast iron fireplace and useful over-stairs storage cupboard





### Bedroom Two to Rear

10' 10" x 10' 0" (3.3m x 3.05m) With double glazed window to rear elevation, ceiling light point, picture rail, radiator and useful storage cupboard

### Bedroom Three to Rear

8' 5" x 7' 9" (2.57m x 2.36m) With double glazed window to rear elevation, ceiling light point and radiator

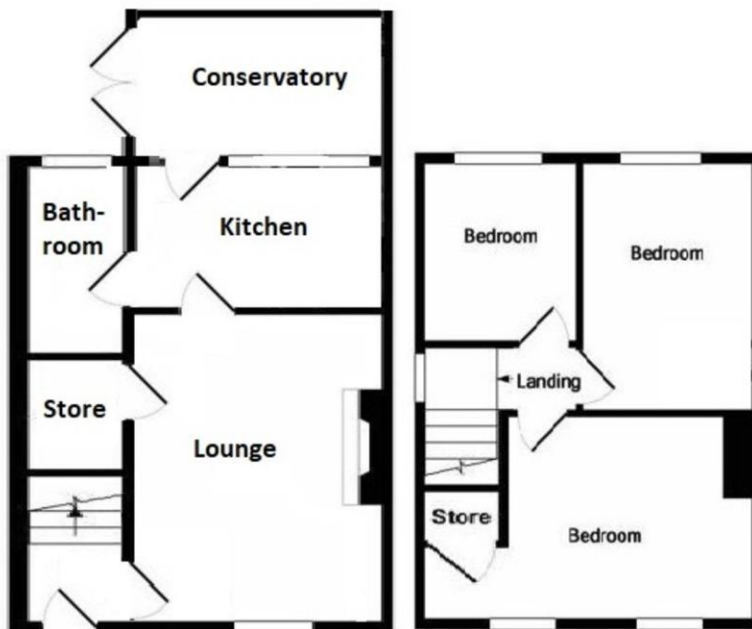
### Landscaped Rear Garden

Having a lawned area with paved patio, decked terrace to rear, shrub borders, outside tap, fencing to boundaries, gated access to front and sunken area for trampoline



### 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) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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