



smarthomes

Westfield Avenue

Maypole, Birmingham, B14 4PN

- A Semi-Detached Property
- Two Double Bedrooms
- Re-Fitted Family Bathroom
- West Facing Rear Garden

£215,000

EPC Rating - 40

Current Council Tax Band - C





Property Description

The property is set back from the road behind a block paved frontage with walled and fenced side boundaries and a UPVC double glazed sliding patio door leading into

Enclosed Porch

With double glazed windows to property frontage and side and further glazed door leading to

Entrance Hallway

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



Through Lounge/Diner

19' 3" x 9' 11" (5.87m x 3.02m) With a UPVC double glazed bay window to front and UPVC double glazed bay window incorporating a door to rear, inset fire, wall mounted radiators and ceiling light points



Fitted Kitchen to Rear

8' 1" x 5' 4" (2.46m x 1.63m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for freestanding electric cooker, under stairs storage area, tiling to splash back areas, laminate flooring, ceiling light point, radiator, double glazed door to side and a double glazed window to the rear aspect



Landing

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

Bedroom One to Front

15' 8" max x 12' 3" max (4.78m max x 3.73m max) With a double glazed bay window to front and further double glazed window to front, fitted wardrobes, over stairs storage cupboard, two radiators and ceiling light point



Bedroom Two to Rear

11' x 8' 8" (3.35m x 2.64m) With double glazed bay window to rear elevation, laminate flooring, radiator and ceiling light point

Re-fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath with shower over, vanity wash hand basin and a low flush W.C. Laminate flooring, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

West Facing Rear Garden

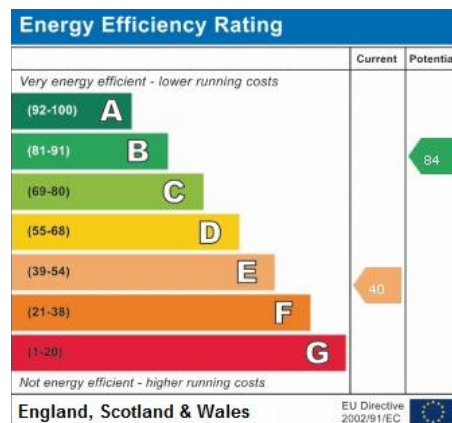
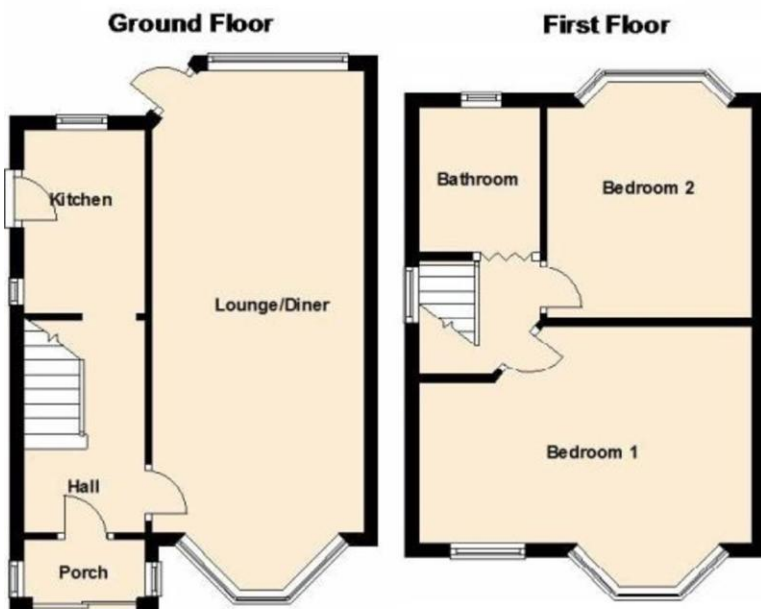
Being mainly laid to lawn with paved patio area, gated side access, panelled fencing to boundaries, purpose built storage shed with power and lighting and access to

Rear Garage

Being accessed via a secure shared rear service road

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 - C



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