



smarthomes

## Henlow Road

Maypole, Birmingham, B14 5DY

- A Well Presented Mid Terrace Property
- Three Good Size Bedrooms
- Lounge & Conservatory
- Breakfast Kitchen

**£250,000**

EPC Rating TBC

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 UPVC double glazed double doors leading into

### Enclosed Porch

With double glazed windows, laminate flooring and obscure glazed door leading through to

### Welcoming Entrance Hall

With laminate flooring, stairs leading to the first floor accommodation, ceiling light point, radiator and attractive door with glazed inserts leading through to



### Lounge to Front

16' 0" into bay x 12' 5" (4.9m x 3.8m) With double glazed bay window to front elevation, radiator, laminate flooring, ceiling light point with decorative rose, coving to ceiling, gas fireplace with marble hearth and surround and door leading through to



### Breakfast Kitchen to Rear

15' 8" x 8' 10" (4.8m x 2.7m) Being fitted with a range of high gloss wall, drawer and base units with complementary Quartz effect work surfaces and matching splashbacks, sink and drainer unit with mixer tap, four ring gas hob with extractor canopy over, inset eye-level oven & grill and microwave oven, space and plumbing for washing machine, integrated dishwasher and fridge freezer, cupboard housing Glow Worm boiler, useful under-stairs storage cupboard, radiator, spot lights to ceiling, coving to ceiling, polished tiled flooring, double glazed window to rear and glazed door leading through to



### Conservatory

6' 10" x 9' 10" (2.1m x 3.0m) With double glazed windows, double glazed French doors leading out to the rear garden, polished tiled flooring, polycarbonate roof and power points

### Accommodation on the First Floor

#### Landing

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



### Bedroom One to Front

12' 5" x 7' 10" up to wardrobes (3.8m x 2.4m) With double glazed window to front elevation, radiator, ceiling light point and a range of built in wardrobes

### Bedroom Two to Rear

11' 5" x 9' 10" (3.5m x 3.0m) With double glazed window to rear elevation, radiator and ceiling light point



### Bedroom Three to Front

8' 2" x 7' 6" (2.5m x 2.3m) With double glazed window to front elevation, radiator and ceiling light point

### Family Bathroom to Rear

5' 10" x 5' 10" (1.8m x 1.8m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over, low flush WC and vanity wash hand basin, obscure double glazed window to rear, tiling to walls and floor, radiator, extractor and spot lights to ceiling



### Delightful Rear Garden

Being mainly laid to lawn with decked terrace, paved pathway, shrub borders, further decked area to rear, timber shed, fencing to boundaries and gated side 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 Nigel Hodges. Current council tax band - B.



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