



smarthomes

Highters Heath Lane

Maypole, Birmingham, B14 4NX

- A Beautifully Presented Semi Detached Property
- Three Bedrooms
- Lounge Diner
- Extended Breakfast Kitchen
- Versatile Brick Built Home Office/Gym

£270,000

EPC Rating 67

Current Council Tax Band B





Property Description

The property is set back from the road behind a block edged tarmac driveway providing off road parking extending to side access and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, tiled flooring, lighting and obscure double glazed composite door leading through to

Entrance Hallway

With ceiling spot lights, feature radiator, decorative tiled flooring, obscure windows to front, stairs leading to the first floor accommodation and doors leading off to



Lounge Diner to Front

24' 7" into bay x 9' 6" (7.5m x 2.9m) With wooden flooring, double glazed bay window with American style shutters, decorative coving, wall lighting, inset feature electric fire, two radiators, ceiling light point and part glazed oak double doors leading through to



Extended Breakfast Kitchen to Rear

16' 8" max x 14' 9" max (5.1m x 4.5m) Being fitted with a range of wall, drawer and base units with complementary wooden work surfaces, ceramic sink and drainer unit with mixer tap, tiling to splashback areas, five ring AEG gas hob with extractor canopy over, inset eye-level oven and grill, space and plumbing for washing machine and dishwasher, space for fridge freezer, under-cupboard lighting, tiled flooring, feature radiator, cupboard housing Ideal boiler, spot lights to ceiling, vaulted ceiling with two Velux window, double glazed windows to side and rear elevations and double glazed patio doors leading out to the rear garden



Guest WC

With low flush WC, vanity sink, ceiling spot lights and decorative flooring

Accommodation on the First Floor

Landing

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

Bedroom One to Front

12' 5" into bay x 9' 6" (3.8m x 2.9m) With double glazed bay window to front elevation, radiator, wood effect flooring and ceiling light point

Bedroom Two to Rear

11' 9" x 9' 6" (3.6m x 2.9m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

7' 2" x 6' 2" (2.2m x 1.9m) With double glazed window to front elevation, radiator and ceiling light point





Family Bathroom to Rear

8' 10" x 5' 6" (2.7m x 1.7m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls and floor, ladder style radiator, extractor, shaver socket, wall lighting and spot lights to ceiling

Pleasant Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, shrub borders, fencing to boundaries, outside tap, security lighting, gated access to front, rear gated access and paved access to

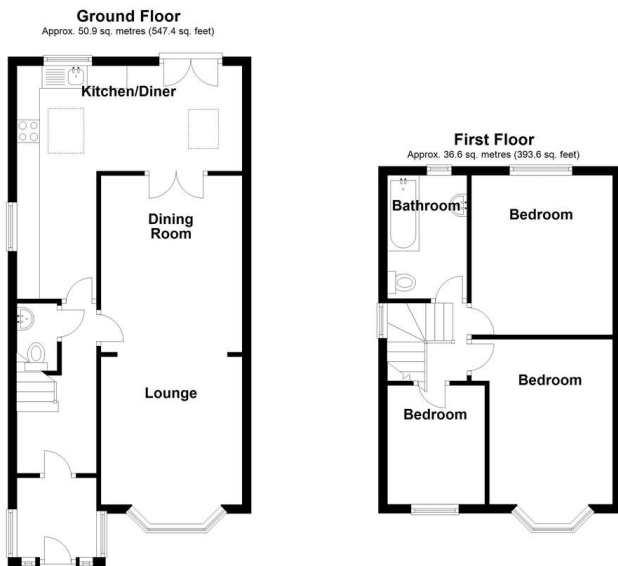


Brick Built Gym/Home Office

19' 4" x 12' 5" (5.9m x 3.8m) A versatile space with double glazed window to garden, ceiling light points, electric, plumbing and UPVC door to side

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 EU verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - B



Total area: approx. 87.4 sq. metres (941.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	97	
(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.