



smarthomes

Highters Heath Lane

Maypole, Birmingham, B14 4PB

- A Three Bedroom End Terrace Property
- In Need Of Modernisation
- No Upward Chain
- South East Facing Rear Garden With Open Views To Rear

£230,000

EPC Rating 59

Current Council Tax Band B





Property Description

The property is set back from the road behind a paved driveway providing off road parking extending to gated side access and canopy porch with UPVC obscure double glazed front door leading through to

Entrance Hall

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



Lounge to Front

16' 4" x 12' 9" (5.0m x 3.9m) With double glazed bay window to front elevation, radiator, ceiling light point, gas fireplace with marble hearth and wooden surround and opening through to



Breakfast Kitchen to Rear

8' 10" x 12' 9" (2.7m x 3.9m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, space and plumbing for washing machine, space for fridge freezer, radiator, ceiling light point, double glazed window to rear, door to useful under-stairs storage cupboard housing Baxi boiler and UPVC door leading out to the rear garden



Accommodation on the First Floor

Landing

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

Bedroom One to Front

12' 5" x 9' 10" (3.8m x 3.0m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Two to Rear

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

Bedroom Three

8' 2" x 5' 10" (2.5m x 1.8m) With double glazed window to side elevation, radiator and ceiling light point



Family Shower Room

6' 2" x 5' 10" (1.9m x 1.8m) Being fitted with a three piece white suite comprising of; shower cubicle with Mira electric shower and aqua-panelling, low flush WC and pedestal wash hand basin with tiling to walls, obscure double glazed window to side, wood effect flooring, airing cupboard and ceiling light point



Pleasant South East Facing Rear Garden

Being mainly laid to lawn with concrete and paved patio areas, paved pathway, two aluminium storage sheds, gardeners WC, fencing to boundaries and open views to rear

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	53	
(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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