



smarthomes

## Mapleton Road

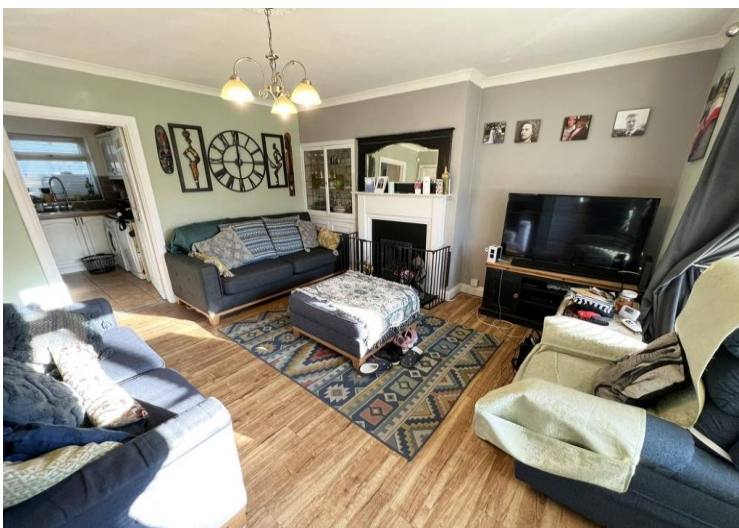
Hall Green, Birmingham, B28 9RL

- A Well Presented & Extended End-Terrace Property
- Three Bedrooms
- Modern En-Suite Shower Room
- Conservatory

**Offers Over £240,000**

EPC Rating - 71

Current Council Tax Band - B





## Property Description

The property is set back from the road behind a tarmac driveway providing off road parking extending to a storm porch with a part glazed hardwood front door leading into

## Entrance Hallway

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



### **Lounge to Front**

16' 0" x 13' 9" (4.9m x 4.2m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, laminate flooring, feature living flame gas fire with wooden surround and marble hearth, built in cupboards, door to under stairs storage cupboard and door to



### **Fitted Kitchen to Rear**

11' 1" x 9' 2" (3.4m x 2.8m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a ceramic sink and drainer unit with mixer tap over. Space for freestanding gas cooker with extractor hood over, space and plumbing for washing machine and dishwasher, tiling to splash back areas and floor, ceiling light point, two UPVC double glazed windows to the rear aspect, UPVC double glazed door to conservatory and bi-fold door to



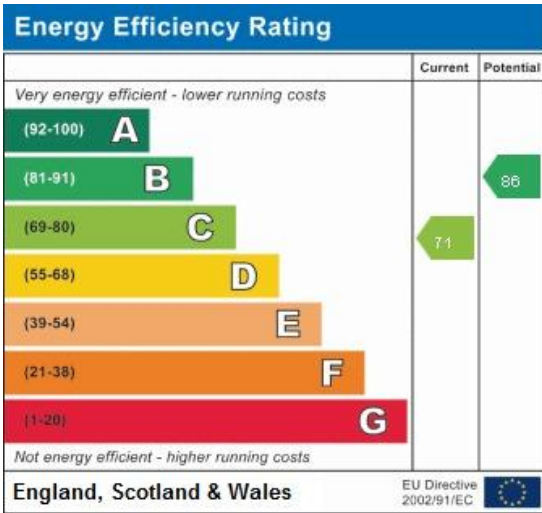
### **Re-fitted Ground Floor Bathroom to Rear**

9' 2" x 5' 2" (2.8m x 1.6m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point, airing cupboard housing a newly installed gas central heating boiler and an obscure double glazed window to the rear elevation



### **Conservatory**

13' 1" x 13' 1" (4m x 4m) With UPVC double glazed windows, polycarbonate roof, tiled flooring, ceiling light and fan, radiator, base units with a work surface over and double glazed French doors leading out to the rear garden



### Landing

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

### Bedroom One to Front

11' 1" x 10' 2" (3.4m x 3.1m) With double glazed window to front elevation, radiator, ceiling light point and door to

### Modern En-Suite Shower Room

Being fitted with a modern white suite comprising of a large shower enclosure, wall mounted wash hand basin and a low flush W.C. Over stairs storage cupboard, tiling to splash prone areas and ceiling light point

### Bedroom Two to Rear

12' 9" x 9' 6" (3.9m x 2.9m) With double glazed window to rear elevation, radiator, decorative fireplace and ceiling light point

### Bedroom Three to Rear

9' 6" x 7' 2" (2.9m x 2.2m) With double glazed window to rear elevation, radiator and ceiling light point

### Private Rear Garden

Being mainly laid to lawn with paved patio areas, gated side access and panelled fencing to boundaries

### 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



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