



smarthomes

Highters Heath Lane

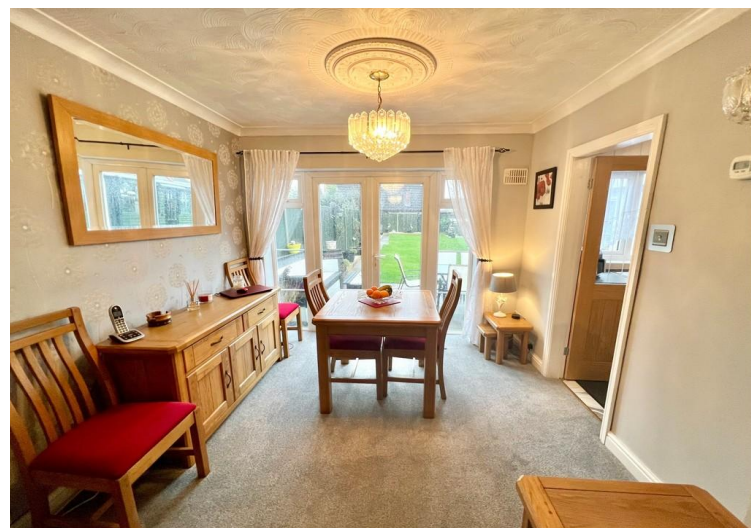
Maypole, Birmingham, B14 4TB

- A Very Well Presented & Extended Semi-Detached Bungalow
- Two Double Bedrooms
- Extended Lounge/Diner
- Extended Breakfast Kitchen

OIRO £300,000

EPC Rating - 59

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 door leading into

Welcoming Entrance Conservatory

With a UPVC double glazed window to front, obscure UPVC double glazed windows to side, UPVC double glazed French doors leading to rear, tiled flooring, polycarbonate roof, radiator, wall lighting and further UPVC door leading to

Hallway

With loft access, ceiling light point, radiator and oak doors leading off to



Extended Lounge/Diner to Rear

26' 6" x 10' 9" (8.1m x 3.3m) With UPVC double glazed French doors leading to rear garden, wall mounted radiator, wall and ceiling light points, feature inset living flame gas fire and part glazed oak door to

Extended Breakfast Kitchen to Rear

14' 5" x 12' 1" (4.4m x 3.7m) 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, further incorporating a Neff 5 ring gas hob with oven below. Breakfast bar, space and plumbing for washing machine and dishwasher, tiling to splash back areas and floor, radiator, two ceiling light points, a UPVC double glazed door and window to the rear aspect and door to



Pantry

With a wall mounted gas central heating boiler and tiled flooring



Bedroom One to Front

16' 4" x 9' 10" (5m x 3m) With double glazed bay window to front elevation, radiator, laminate flooring, wall and ceiling light points and a range of fitted wardrobed with sliding doors

Bedroom Two to Front

12' 1" x 9' 6" (3.7m x 2.9m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point



Spacious 4 Piece Bathroom

9' 6" x 8' 6" (2.9m x 2.6m) Being fitted with a white suite comprising of a panelled bath with shower attachment, separate corner shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to full height, tile effect flooring, ceiling spot lights and an obscure double glazed window to the side elevation



Extensive Southerly Facing Rear Garden

Being mainly laid to lawn with paved patio areas, mature shrubs and bushes, exterior lighting, panelled fencing to boundaries, access to timber built workshop and UPVC double glazed French doors leading to

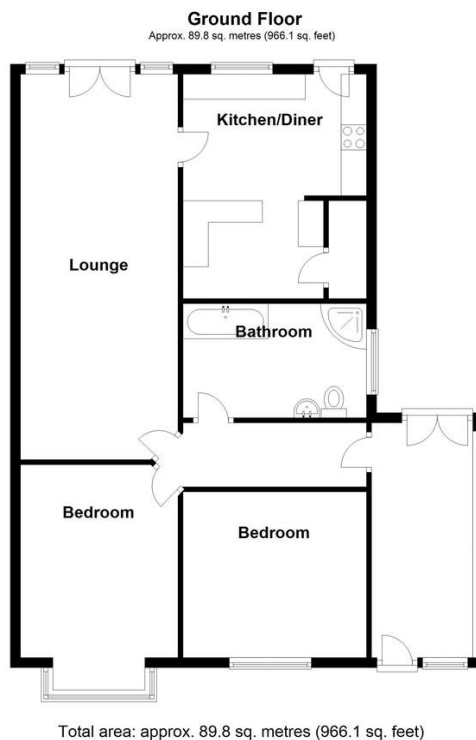
Bar Room

9' 2" x 6' 10" (2.8m x 2.1m) With UPVC double glazed windows, polycarbonate roof, bench seating and tiling to floor



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		7.5
(55-68)	D	5.8	
(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.