



smarthomes

Edward Road

Maypole, Birmingham, B14 5UA

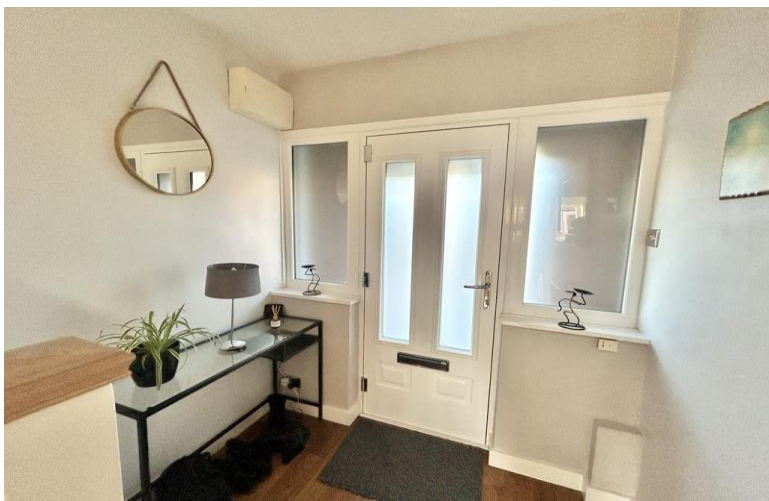
- A Beautifully Presented Semi-Detached Property
- Three Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Family Bathroom

Offers Over £315,000

EPC Rating - 69

Current Council Tax Band - C





Property Description

The property is set back from the road behind a block paved driveway providing off road parking with low level walls to side boundaries and a UPVC double glazed door leading into

Enclosed Porch

With tiled threshold and a further composite door with matching obscure double glazed side windows leading to

Entrance Hallway

With engineered wooden flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and oak door leading off to



Dining Room to Rear

12' 11" x 10' 3" (3.94m x 3.12m) With UPVC double glazed French doors with matching side windows leading to rear garden, wall mounted radiator, ceiling light point, engineered wooden flooring, contemporary wall mounted electric fire and glazed double doors leading into

Lounge to Front

12' 1" x 11' 6" (3.68m x 3.51m) With UPVC double glazed bay window to front elevation, engineered wooden flooring, wall mounted radiator and ceiling light point



Re-Fitted Kitchen to Rear

8' 2" x 7' 5" (2.49m x 2.26m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, integrated slimline dishwasher, metro tiling to splash back areas, tile effect flooring, chrome heated towel rail, ceiling light point, pantry cupboard, UPVC double glazed window to the rear aspect and UPVC obscure double glazed door leading to covered side passage



Covered Side Passage

24' 7" x 2' 10" (7.49m x 0.86m) With UPVC double glazed doors leading to front and rear of the property, two ceiling strip light points and door to under stairs cupboard

Landing

With ceiling light point, obscure double glazed window to side, access to loft space with power point and oak doors leading off to



Bedroom One to Front

12' 8" x 11' 6" (3.86m x 3.51m) With double glazed bay window to front elevation, stripped walnut effect flooring, radiator and ceiling light point

Bedroom Two to Rear

12' x 10' 5" (3.66m x 3.18m) With double glazed window to rear elevation, double fitted wardrobe, stripped oak effect flooring, radiator and ceiling light point



Bedroom Three to Front

8' 8" max x 6' 5" (2.64m max x 1.96m) With double glazed window to front elevation, stripped walnut effect flooring, over stairs storage cupboard, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath, separate corner shower enclosure with Hansgrohe shower, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, airing cupboard housing wall mounted gas central heating boiler, ceiling light point and an obscure double glazed window to the rear elevation

Landscaped South Facing Rear Garden

Being mainly laid to lawn with block paved patio area, panelled fencing to boundaries, rear vehicular access and access to

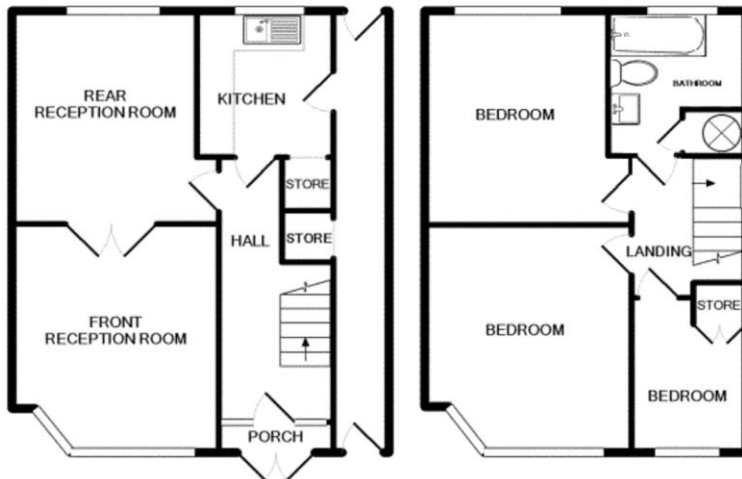


Former Garage Store

16' 11" x 8' 5" (5.16m x 2.57m) Offering superb potential for conversion to a home office with a replacement roof covering, laminate flooring and power points

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 - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(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.