



**Denver Road** 

Maypole, Birmingham, B14 5ED

A Well-Presented Mid-Terrace Family Home

• Three Good Size Bedrooms

• Kitchen/Diner

£207,500

EPC Rating '52'

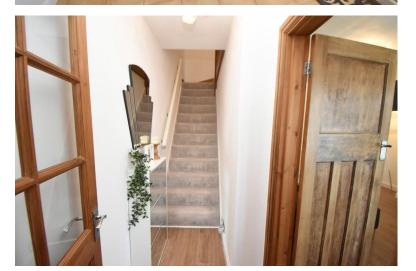






# **Property Description**

The property is set back from the road behind a block paved frontage with external lighting, access to shared side passageway, low level walled side boundary and a hardwood front door leading to



# Porch

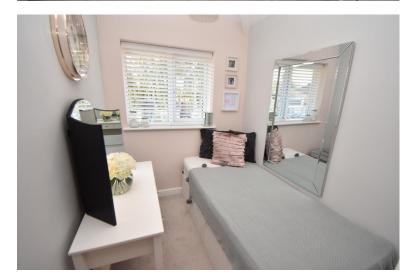
With a UPVC double glazed window to the side elevation, quarry tiled flooring and glazed door leading to

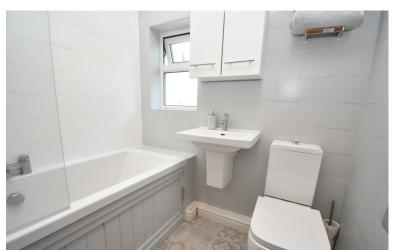
# **Entrance Hall**

With laminate flooring, stairs rising to the first floor and door leading to









# **Lounge to Front**

16' 0" x 10' 0" (4.90m x 3.05m) With a UPVC double glazed bay window to the front, laminate flooring, radiator, fitted storage cupboards, ceiling light point and door leading to

## Kitchen/Diner to Rear

16'0" x 9' 1" (4.88m x 2.77m) Being fitted with a range of wall, base and drawer units with a wood block and wood block effect work surfaces over incorporating a Belfast sink with mixer tap, further incorporating a four ring gas hob with built in electric oven below and stainless steel extractor canopy over. Tiling to splash back areas, space and plumbing for washing machine, ceiling spotlights, wall mounted gas central heating boiler, radiator, under stair storage cupboard and UPVC double glazed window and door to rear

# Landing

With a ceiling light point and doors leading to

### **Bedroom One to Front**

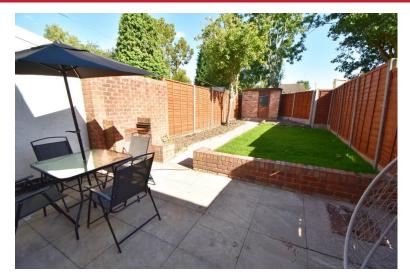
12' 5" x 11' 10" (3.81m x 3.61m) With two UPVC double glazed windows to the front elevation, ceiling light point and radiator

### **Bedroom Two to Rear**

11' 10" x 9' 10" (3.63m x 3m) With a UPVC double glazed window to the rear elevation, ceiling light point, loft hatch and radiator

#### **Bedroom Three to Front**

7' 3" x 5' 10" (2.21m x 1.78m) With a UPVC double glazed window to the front elevation, ceiling light point and radiator





#### Re-Fitted Bathroom to Rear

6' 1" x 5' 10" (1.85m x 1.78m) Being refitted with a modern family bathroom comprising a panelled bath with mixer shower over and glazed shower screen, low flush W.C and a wall hung wash hand basin with mixer tap. Tiling to splash prone areas, ceiling spotlights, chrome effect heated towel rail and UPVC obscure double glazed window to the rear elevation

#### **Rear Garden**

Being mainly laid to lawn with a paved patio area, planted and shrubbed borders, fenced boundaries and access to a shared side passage. There is also a brick built garden shed with power, lighting, eye and base units with a work surface over

# **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

