



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 front age 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 re-fitted 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	