



Maypole Close

Maypole, Birmingham, B14 5JU

- A Modern Second Floor Apartment
- Two Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Family Bathroom

£125,000

EPC Rating '73'





Property Description

The property is set in a purpose built apartment block within well maintained communal grounds and is accessed via secure intercom system and front door leading into

Entrance Hall

With access to loft space, ceiling light point, wall mounted electric heater, two storage cupboards and doors off to



Open Plan Lounge/Kitchen/Diner

20' 1" x 13' 7" (6.12m x 4.14m) Being fitted with a range of wall and base units, work surface incorporating sink and drainer unit with mixer tap over, further incorporating a four ring electric hob with electric oven below and combination light and extractor hood over. Integrated washing machine, tiling to water prone areas, three double glazed windows, ceiling light points and wall mounted electric heater



Bedroom One

13' 4" x 12' 7" (4.06m x 3.84m) With double glazed window, ceiling light point, wall mounted electric heater and door to



En-Suite Shower Room

Being fitted with a three piece white suite comprising walk in shower cubicle, low level WC and pedestal wash hand basin. Tiling to full height, ceiling light point and wall mounted electric heater

Bedroom Two

10' 0" x 8' 2" (3.05m x 2.49m) With double glazed window, ceiling light point and wall mounted electric heater



Family Bathroom

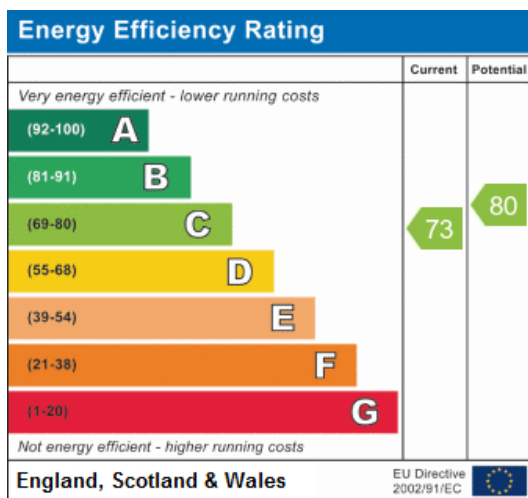
Being fitted with a three piece white suite comprising panelled bath, low level W.C and pedestal wash hand basin. Obscure double glazed window, ceiling light point and wall mounted electric heater

External

The property further benefits from allocated parking and well maintained communal gardens

Tenure

We are advised by the vendor that the property is leasehold with approx. 86 years remaining on the lease, a service charge of approx. £1,746 per annum and a ground rent of approx. £214 per annum (until February 2024) but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges



Ground Floor

Approx. 59.7 sq. metres (643.0 sq. feet)



Total area: approx. 59.7 sq. metres (643.0 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements