



smarthomes

Arundel Road

Maypole, Birmingham, B14 5UD

- A Traditional Semi-Detached Property
- Requiring Modernisation but Benefiting from No Upward Chain
- Three Bedrooms
- Through Lounge/Dining Room

£209,950

EPC Rating 'TBC'





Property Description

The property is set back from the road behind a pebbled fore garden with shrub borders and a paved footpath leading to a UPVC double glazed door leading into

Porch

With a built in meter cupboard and a further UPVC double glazed door leading to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to



Through Lounge/Dining Room

26' 3" x 11' 4" (8m x 3.45m) With UPVC double glazed bay window to front elevation and a single glazed door and window to rear, wall mounted radiator, ceiling light point and a wall mounted gas fire with a tiled hearth



Kitchen to Rear

11' 4" x 6' 11" (3.45m x 2.11m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Space for freestanding cooker and washing machine, tiling to splash back areas, ceiling light point, under stairs storage cupboard, double glazed door and window to the rear aspect and door to



Lean To

Being single glazed and timber framed with a polycarbonate roof and door to garden

Landing

With access to loft space, obscure double glazed window to side, ceiling light point and door to

Bedroom One to Rear

11' 10" x 11' (3.61m x 3.35m) With UPVC double glazed window to rear elevation, fitted wardrobes and vanity table, wall mounted radiator and ceiling light point



Bedroom Two to Front

11' 10" x 9' 4" (3.61m x 2.84m) With UPVC double glazed window to front elevation, fitted wardrobes, wall mounted radiator and ceiling light point

Bedroom Three to Front

7' 11" x 7' (2.41m x 2.13m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point

Shower Room to Rear

With a wall mounted shower with aqua panelling, pedestal wash hand basin and a low flush W.C. Radiator, further tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

Rear Garden

With gravelled patio area, shrub borders, cold water tap, coal shed, greenhouse and access to

Garage

Located at the rear of the property with double opening doors for vehicular access

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