



smarthomes

Marsham Road

Maypole, Birmingham, B14 5HD

- A Beautifully Presented Semi Detached Family Home
- Three Bedrooms
- Attractive Through Lounge Diner
- Re-Fitted Kitchen & Family Bathroom

£214,950

EPC Rating '47'





Property Description

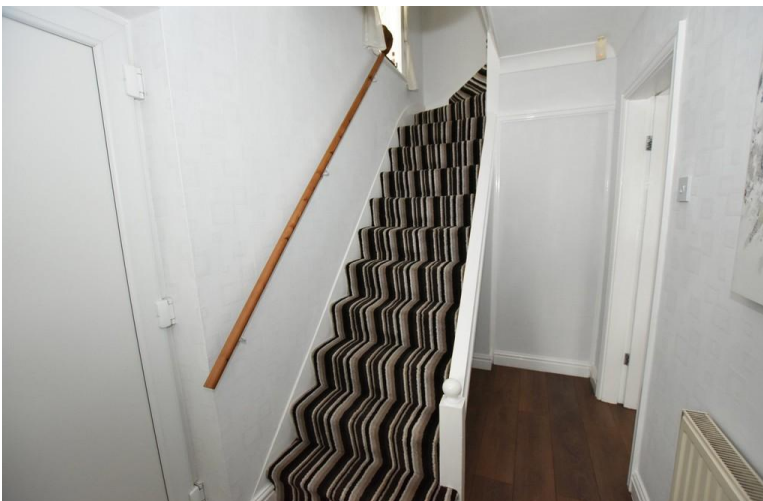
The property is set back from the road behind a block paved driveway providing off road parking extending to UPVC double glazed door to side store and UPVC double glazed double doors to

Enclosed Porch

With tiled flooring and UPVC double glazed door leading through to

Entrance Hall

With laminate flooring, stairs leading to the first floor accommodation, radiator, coving to ceiling, UPVC door to utility/side store and part glazed door leading into





Attractive Through Lounge Diner

With UPVC double glazed bay window to front elevation, two radiators, laminate flooring, coving to ceiling, two ceiling light points with ceiling roses, feature log burner with oak mantle, UPVC double glazed bay incorporating French doors leading out to the rear garden and opening through to



Re-Fitted Kitchen to Rear

Being re-fitted with a range of gloss fronted wall, drawer and base units, marble effect work surfaces with matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, gas cooker point with extractor canopy over and stainless steel splashback, integrated fridge, spot lights to ceiling, UPVC double glazed window to rear elevation and laminate flooring



Utility/Side Store

With UPVC double glazed doors to driveway and rear garden, radiator, built-in store cupboard, space and plumbing for washing machine and tumble dryer, wood effect floor covering and ceiling light point

Accommodation on the First Floor

Landing

With frosted UPVC double glazed window to side elevation, loft hatch and doors leading off to

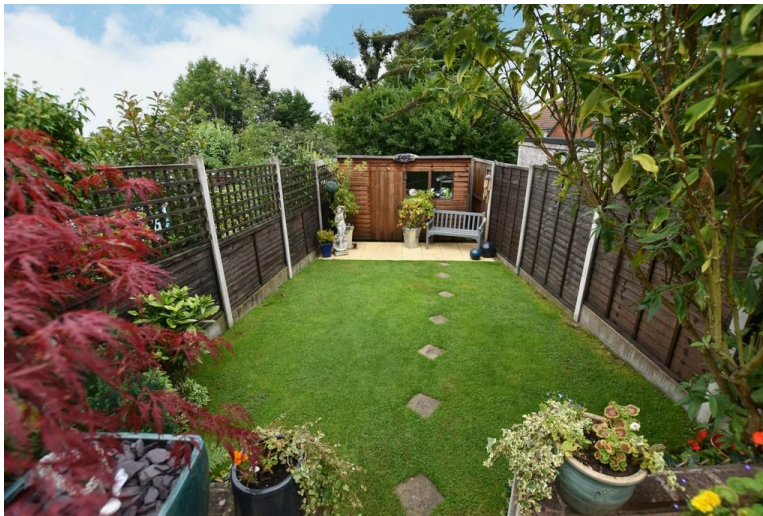
Bedroom One to Rear

With UPVC double glazed bay window to rear elevation, laminate flooring, wall mounted radiator and ceiling light point



Bedroom Two to Front

With UPVC double glazed bay window to front elevation, laminate flooring, wall mounted radiator and ceiling light point



Bedroom Three to Front

With UPVC double glazed window to front elevation, laminate flooring, wall mounted radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

Being re-fitted with a three piece white suite comprising panelled bath with Triton Madrid electric shower over, low flush WC and pedestal wash hand basin, obscure UPVC double glazed window to rear, ceramic tiling to walls, tile effect laminate flooring, radiator and cupboard housing Ferroli combination boiler

Attractive Westerly Facing Rear Garden

With paved patio, lawned area, flower beds, stepping stone pathway, panelled fencing to boundaries, further paved patio to rear and good size shed with log store

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.

