



smarthomes

## Kingsthorpe Road

Maypole, Birmingham, B14 4NE

- A Very Well Presented End-Terrace Family Home
- Three Bedrooms
- Modern Family Shower Room
- No Upward Chain

**£215,000**

EPC Rating - 72

Current Council Tax Band - B





## Property Description

The property is set back from the road behind a driveway providing off road parking with low level fencing to side boundary and a UPVC double glazed door leading into

### Entrance Hallway

With tiled flooring, ceiling light point, stairs leading to the first floor accommodation and door leading off to

### Open Plan Lounge/Diner

21' 11" x 14' 1" max (6.7m x 4.3m max) With UPVC double glazed window to front elevation, UPVC double glazed patio doors to rear garden, tiled flooring, two wall mounted radiators, two ceiling light points, door to under stairs storage cupboard and door to



### **Fitted Kitchen to Rear**

8' 6" x 8' 6" (2.6m x 2.6m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with feature extractor over and oven below. Wall mounted gas central heating boiler, space and plumbing for washing machine, integrated fridge, tiling to splash back areas and floor, ceiling light point and UPVC double glazed door and window to the rear aspect



### **Landing**

With ceiling light point, double glazed window to side, loft hatch and doors leading off to

### **Bedroom One to Front**

10' 9" x 10' 2" (3.3m x 3.1m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point



### **Bedroom Two to Rear**

10' 9" x 9' 6" (3.3m x 2.9m) With double glazed window to rear elevation, laminate flooring, useful storage area, radiator and ceiling light point

### **Bedroom Three to Rear**

7' 10" x 7' 6" (2.4m x 2.3m) With double glazed window to rear elevation, laminate flooring, radiator and ceiling light point

### **Modern Family Shower Room**

6' 2" x 5' 10" (1.9m x 1.8m) Being fitted with a modern white suite comprising of a corner shower enclosure, pedestal wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the side elevation





### Rear Garden

Being mainly laid to lawn with paved and pebbled patio areas, panelled fencing to boundaries, gated side access, security lighting and access to

### Garage Store

15' 8" x 7' 10" (4.8m x 2.4m) With single glazed windows to side elevation, obscure UPVC double glazed window to front elevation, wooden door leading to driveway and ceiling light point

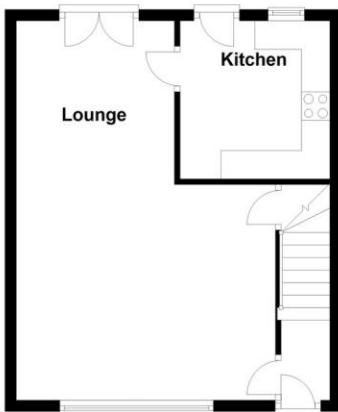


### Tenure

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. Current council tax band - B

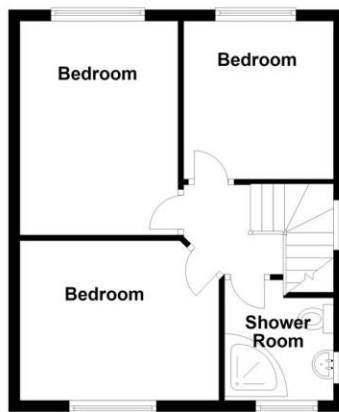
#### Ground Floor

Approx. 36.8 sq. metres (396.3 sq. feet)

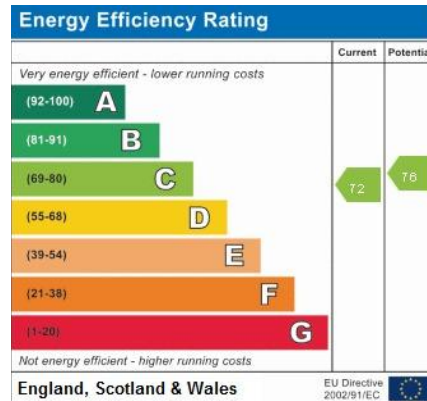


#### First Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



Total area: approx. 73.6 sq. metres (792.5 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and 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 are advised to recheck the measurements.