



smarthomes

Edward Road

Maypole, Birmingham, B14 5UA

- A Beautifully Presented Three Bedroom Property
- Delightful Through Lounge/Diner
- Re-Fitted Four Piece Family Bathroom
- Extended & Re-Fitted Breakfast Kitchen

Offers Over £300,000

EPC Rating – TBC
Council Tax Band - C





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to wooden door to side entrance and a feature canopy porch with an attractive composite front door leading through to

Entrance Hallway

With stairs leading to the first floor accommodation, radiator with decorative cover, laminate flooring, ceiling light point, chrome power sockets and doors leading off to



Through Lounge/Diner

25' 10" x 11' 8" (7.87m x 3.56m) With coving to ceiling, two ceiling light points, double glazed bay window to front elevation with wooden blinds, radiator with decorative cover, laminate flooring, chrome power sockets and double glazed French doors leading out to the rear garden



Extended & Re-Fitted Breakfast Kitchen

19' 10" x 7' 9" (6.05m x 2.36m) Being re-fitted with a range of wall, drawer and base units incorporating pan drawers, complementary wood effect work surfaces with matching upstands, sink and drainer unit with mixer tap, attractive tiling to splashback areas, four ring gas hob with extractor canopy over, inset double oven, grill and microwave oven, integrated dishwasher, fridge freezer and washing machine, under-cupboard lighting, feature vaulted ceiling with Velux window, double glazed French doors leading out to the rear garden, feature windows to side, porcelain tiled flooring, vertical radiator, chrome power sockets and ceiling light points



Guest W.C

With low flush WC, corner wash hand basin, tiled flooring, radiator and ceramic tiling to splashback areas

Landing

With double glazed window to side elevation, ceiling light point, loft hatch with pull down ladders to boarded loft space and doors leading off to



Bedroom One to Front

14' 5" x 9' 0" up to fitted wardrobes (4.39m x 2.74m) With radiator, ceiling light point, double glazed bay window to front elevation with wooden blinds and fitted wardrobes with sliding doors



Bedroom Two to Rear

12' 0" x 10' 5" (3.66m x 3.18m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

7' 6" x 6' 5" (2.29m x 1.96m) With radiator, ceiling light point and double glazed window to front elevation with wooden blinds



Re-Fitted Four Piece Family Bathroom to Rear

8' 6" x 7' 5" (2.59m x 2.26m) Being re-fitted with a modern four piece white suite comprising panelled bath with shower attachment over, low flush WC, pedestal wash hand basin and corner shower cubicle, obscure double glazed window to rear, tiling to walls and floor and chrome ladder style radiator

Low Maintenance South Facing Rear Garden

With artificial lawned area providing low maintenance, paved patio, sun terrace to rear, gravel borders with mature shrubs, concrete built garage, fencing to boundaries and gated access to rear service road/vehicle 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.