



smarthomes

## Mapleton Road

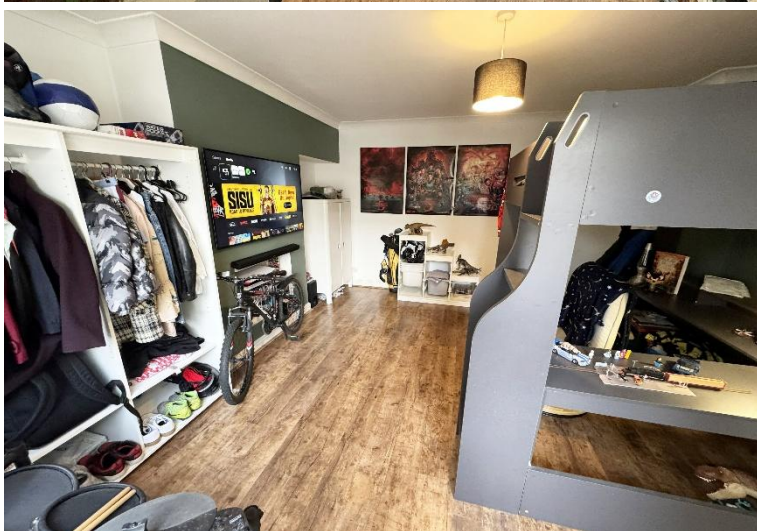
Hall Green, Birmingham

- An Extended Three Bedroom End-Terrace Family Home
- Open Plan Lounge/Kitchen/Diner & Additional Lounge
- Modern Ground Floor Family Bathroom
- Wet Facing Rear Garden

**£275,000**

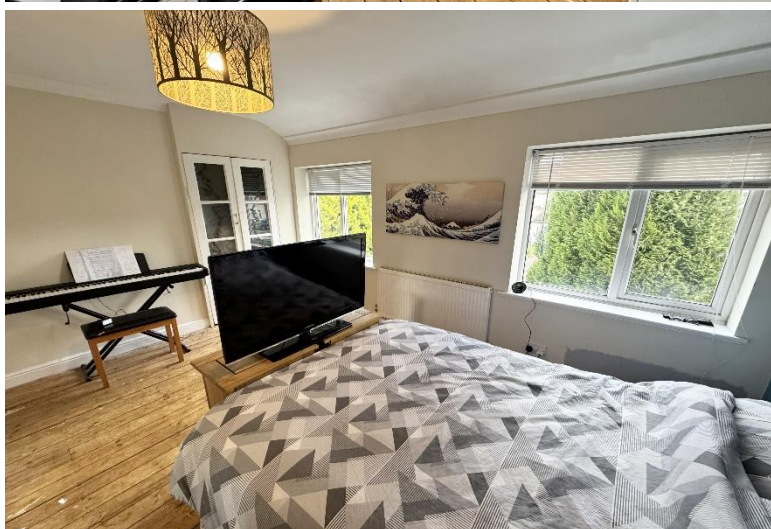
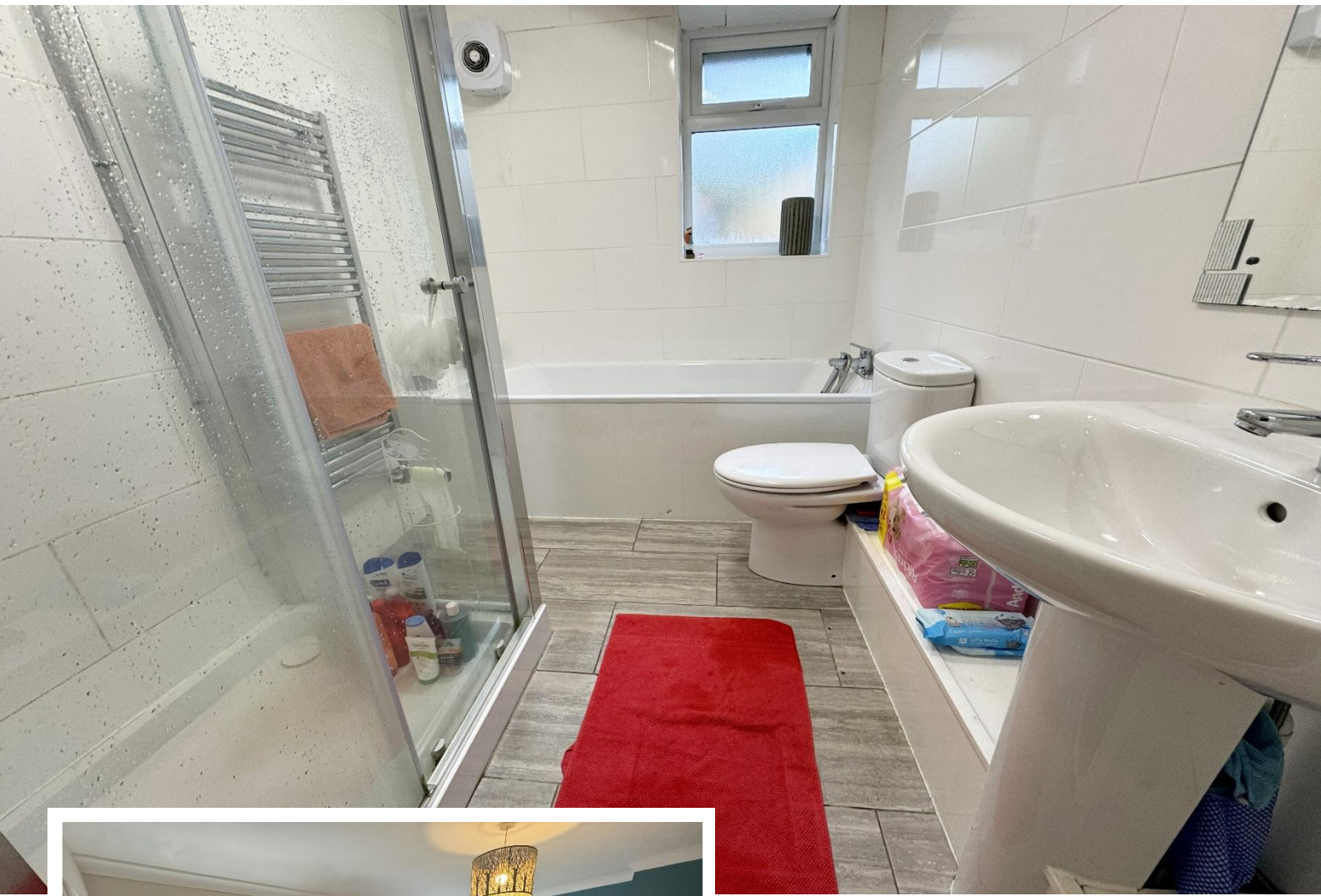
Current EPC Rating - C  
Current Council Tax Band - B





## Property Description

A well presented and extended end-terrace family home situated in a most popular location offering accommodation comprising a spacious open plan lounge/kitchen/diner, further separate lounge, modern ground floor four piece family bathroom, three good size first floor bedrooms and a low maintenance West facing rear garden



## Rooms & Measurements

Lounge to Front 4.2m x 3.8m (13'9" x 12'5")

Spacious Extended Lounge/Kitchen/Diner to Rear 7.2m x

Modern Four Piece Family Bathroom to Rear 2.5m x 1.8m (8'2" x 5'10")

Bedroom One to Front 4.2m x 3.3m (13'9" x 10'9")

Bedroom Two to Rear 3.8m x 2.8m (12'5" x 9'2")

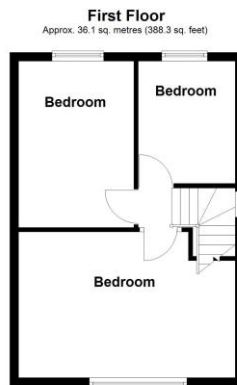
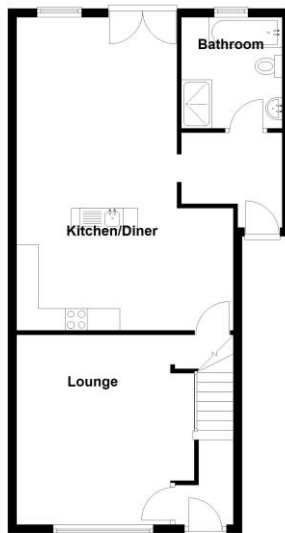
Bedroom Three to Rear 2.8m x 2.2m (9'2" x 7'2")

### Tenure

We are advised by the vendor that the property is freehold. We would 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** Total area: approx. 99.3 sq. metres (1068.9 sq. feet)  
 Approx. 63.2 sq. metres (680.6 sq. feet)



316 Stratford Road  
 Shirley  
 Solihull  
 B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
 0121 744 4144

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 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 are advised to recheck the measurements.