



## Courtway Avenue Maypole, Birmingham

- A Very Well Presented Semi-Detached Family Home
- Three Bedrooms
- Extensive Rear Garden
- Modern Fitted Kitchen with Dining Room Off

**£260,000**

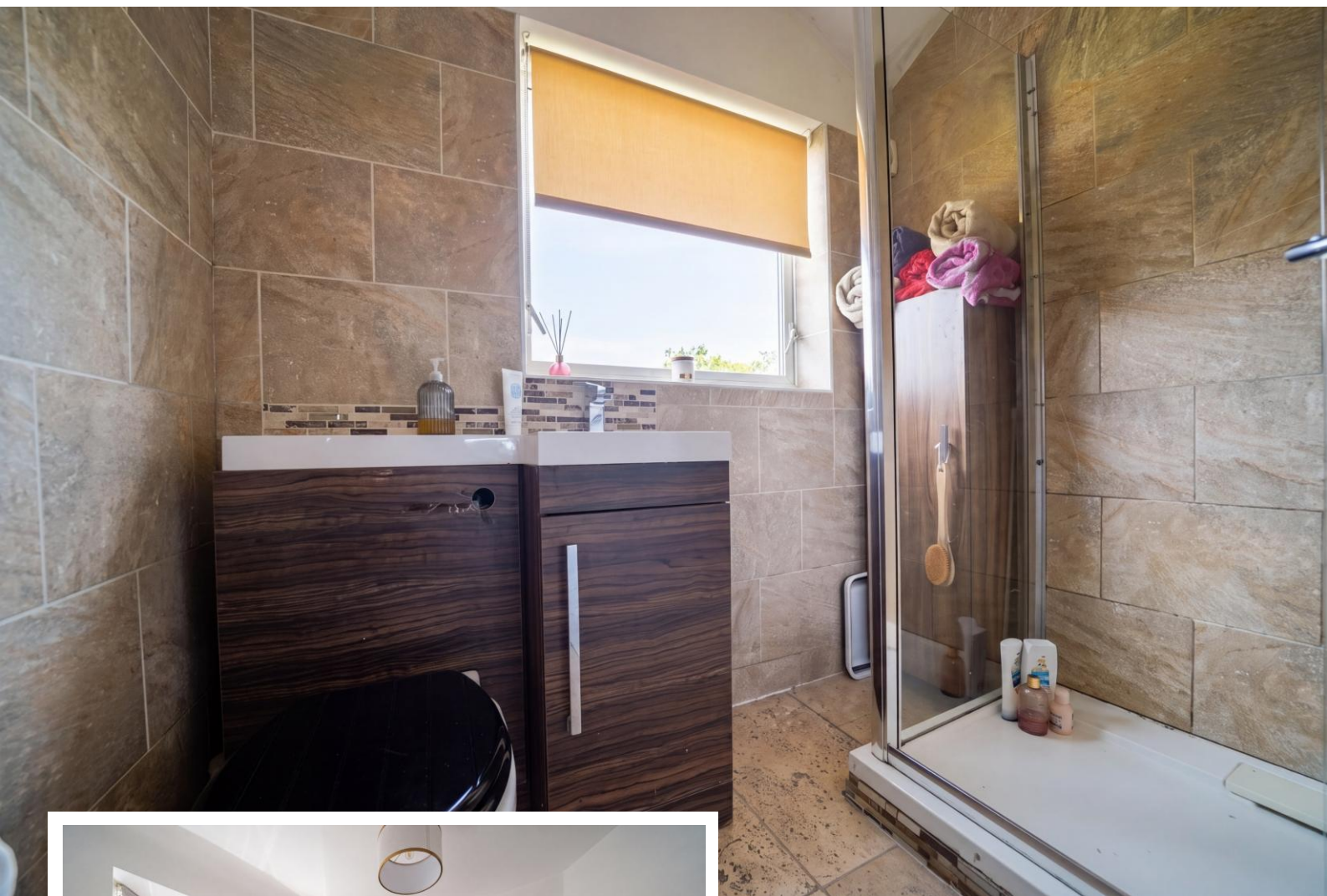
Current EPC Rating - D  
Current Council Tax Band - B





### **Property Description**

A very well presented and extended three bedroom semi detached property situated in a cul-de-sac location with accommodation briefly affording dual aspect lounge, extended kitchen with dining room off, family shower room, good sized corner plot rear garden and off road parking



## Rooms & Measurements

Dual Aspect Lounge 7.3m x 3m (23'11" x 9'10")

Fitted Kitchen 2.4m x 1.6m (7'10" x 5'2")

Kitchen Extension/Dining Room 4.5m x 3.7m (max)  
(14'9" x 12'1")

Bedroom One to Front 3.9m x 2.8m (12'9" x 9'2")

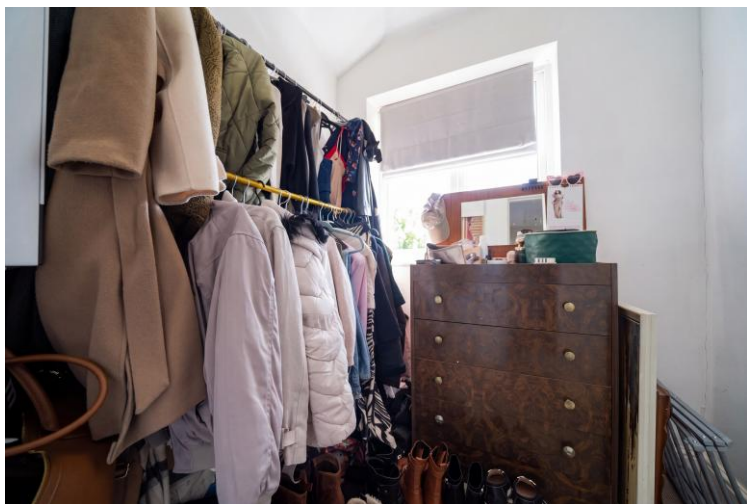
Bedroom Two to Rear 3.3m x 2.6m (10'9" x 8'6")

Bedroom Three to Front 3.8m x 1.7m (12'5" x 5'6")

Family Shower Room to Rear 2m x 1.6m (6'6" x 5'2")

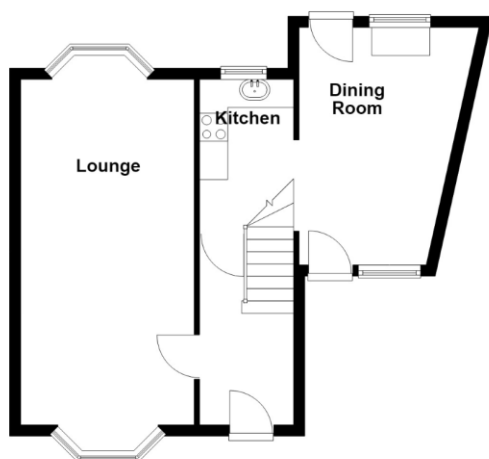
### Tenure

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



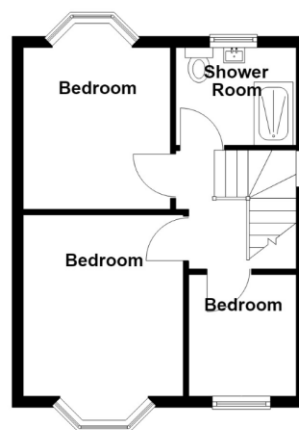
#### Ground Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



#### First Floor

Approx. 30.6 sq. metres (329.7 sq. feet)



Total area: approx. 73.0 sq. metres (786.0 sq. feet)

316 Stratford Road  
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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 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.