

Mapleton Road, Hall Green



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£240,000

Nestled on the charming Mapleton Road in Hall Green, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Built between 1930 and 1939, the property boasts a characterful charm that is both inviting and warm. Spanning an impressive 778 square feet, this home features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you will find a welcoming reception room that is well-lit, creating a bright and airy atmosphere. This space is perfect for relaxing or entertaining guests. The layout of the house ensures that each room flows seamlessly into the next, enhancing the overall sense of space.

One of the standout features of this property is the spacious garden, which provides a wonderful outdoor retreat. Whether you wish to enjoy a morning coffee in the sun or host summer barbecues, this garden offers ample room for various outdoor activities.

The location of Mapleton Road is another significant advantage, as it is situated in a vibrant community with easy access to local amenities, schools, and transport links. This makes it an excellent choice for those who value both tranquility and accessibility.

In summary, this mid-terrace house on Mapleton Road is a fantastic opportunity for anyone looking to settle in Hall Green. With its three bedrooms, spacious garden, and well-lit interiors, it promises a comfortable and enjoyable living experience. Do not miss the chance to make this charming property your new home.





## Mapleton Road, Hall Green

- Mid-Terrace
- 3 Bedrooms
- Double Glazing
- Ideal Family Home
- Reception Room
- Garden
- Gas Central Heating
- Ideal for First Time Buyers

### Reception

14'1" x 12'0" (4.29m x 3.66m)

Double glazed windows to front, laminate flooring, wall mounted radiator, ceiling lights, skirting

### Kitchen

9'7" x 9'5" (2.91m x 2.87m)

Double glazed window to rear, double glazed door to garden, tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan

### Utility Area

2'9" x 5'7" (0.83m x 1.70m)

Storage units, worktop, tile flooring, Plumbing for white goods

### Bathroom

6'6" x 5'7" (1.98m x 1.70m)

Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with mixer tap, shower unit, pedestal sink with mixer tap, extractor fan, wall mounted radiator

### Bedroom 1

10'10" x 12'0" (3.31m x 3.66m)

Double glazed window to front, laminate flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### Walk-in Wardrobe

5'11" x 4'9" (1.80m x 1.44m)

Laminate flooring, ceiling light, storage units

### Bedroom 2

12'9" x 8'11" (3.89m x 2.71m)

Double glazed window to rear, laminate flooring, wall mounted radiator, skirting, ceiling light

### Bedroom 3

9'9" x 7'11" (2.96m x 2.42m)

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

### Garden

Spacious garden, garden slabs, privacy from rear. Fence panels to boundaries, laid lawn, patio area, Hedge shrubs

## Directions

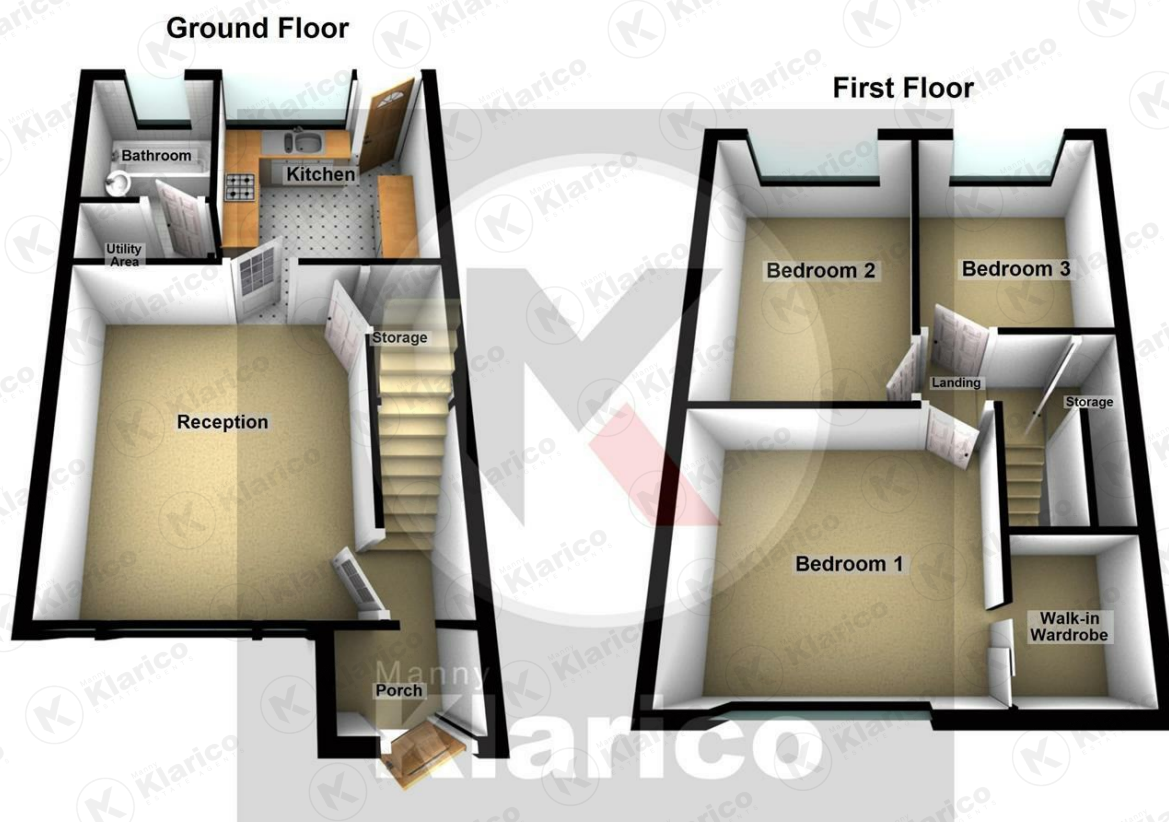




## Mapleton Road, Hall Green







Total area: approx. 72.3 sq. metres (778.2 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.



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