

Mapleton Grove,



3 1 1 F

£1,200

Mapleton Grove,

- End-Terrace
- 3 Bedrooms
- Off-Road Parking
- Great Condition
- Spacious Reception Room
- Impressive Kitchen
- Garden
- Ideal Family Home

Tenure:
Council Tax Band: B

Nestled in the charming Mapleton Grove, Birmingham, this delightful end-terrace house offers a perfect blend of comfort and modern living. Spanning an impressive 840 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you will be greeted by a spacious reception room that is both inviting and well-lit, creating a warm atmosphere for relaxation or entertaining guests. The house has been thoughtfully designed, ensuring that every corner is utilised effectively, providing a sense of openness and flow throughout.

The kitchen is brand new and boasts contemporary fittings, making it a joy for any home cook. With ample storage and workspace, it is both functional and stylish. The bathroom is also in great condition, ensuring that you can move in without the need for immediate renovations.

One of the standout features of this property is the parking space available for two vehicles, a rare find in urban settings, providing convenience and peace of mind. The location itself is superb, offering easy access to local amenities, schools, and transport links, making it a prime spot for both work and leisure.

In summary, this end-terrace house on Mapleton Grove is a fantastic opportunity for those looking for a well-maintained home in a great location. With its new carpets, modern kitchen, and thoughtful design, it is ready for you to make it your own. Don't miss the chance to view this lovely property.

Directions

Lounge
4.29m x 4.32m (14'1" x 14'2")
Double glazed bay window to front, carpet flooring, wall mounted radiator, ceiling lights, skirting, coving to ceiling

Kitchen
2.87m x 3.45m (9'5" x 11'4")
Double glazed window to rear, double glazed door to rear, Lino flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, Plumbing for white goods, wall mounted radiator

Bathroom
1.95m x 1.77m (6'5" x 5'10")
Privacy double glazed window to rear, Lino flooring, wall tiles, bathtub with mixer tap, shower unit over bath, wash basin with mixer tap, toilet, heated towel rail, extractor fan

Bedroom 1
3.28m x 4.30m (10'9" x 14'1")
Double glazed windows to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up storage

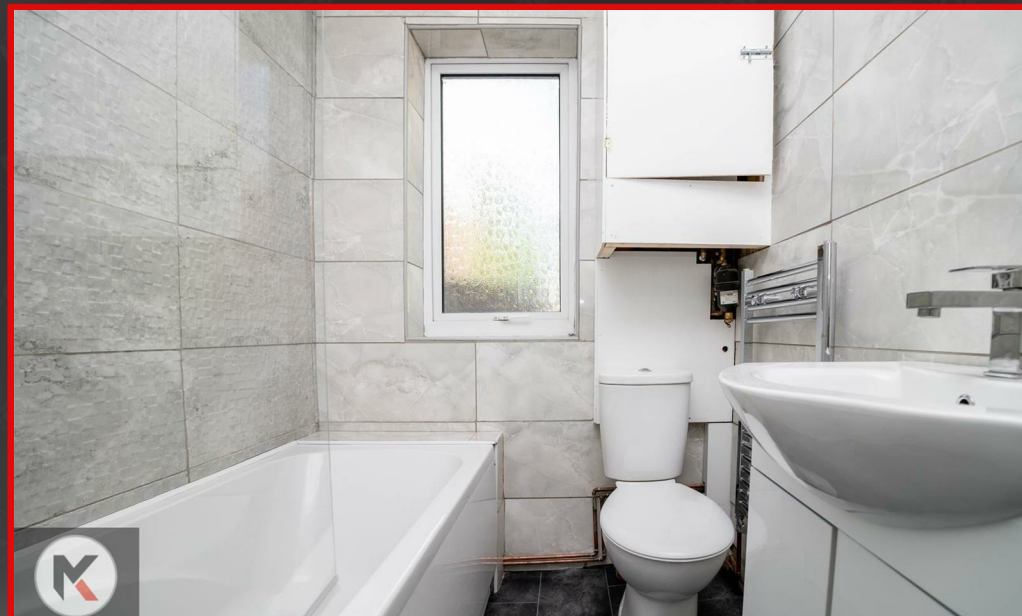
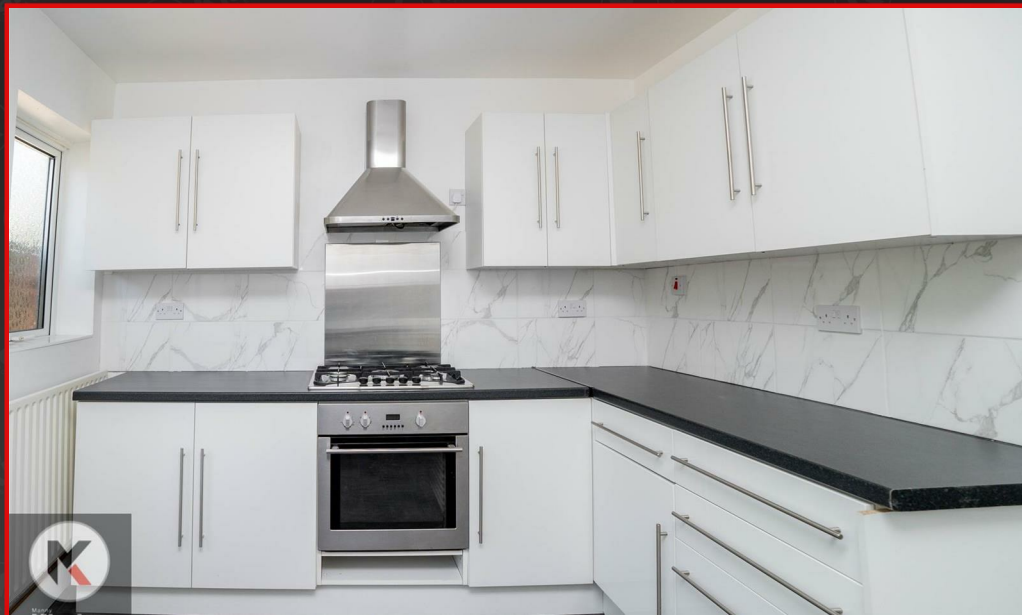
Bedroom 2
3.92m x 2.87m (12'10" x 9'5")
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 3
2.93m x 2.35m (9'7" x 7'9")
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



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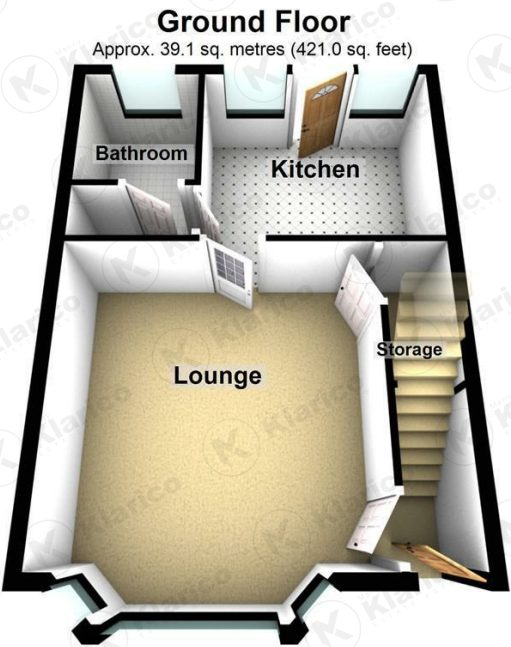


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Total area: approx. 78.0 sq. metres (839.5 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	30		(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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