



Maple Drive, BIRMINGHAM B44 0BA

welcome to

Maple Drive, BIRMINGHAM

FIRST FLOOR FLATTWO DOUBLE BEDROOMS***LOUNGE***FITTED KITCHEN***UTILITY***WELL PRESENTED***GARAGE***COMMUNAL FRONT & REAR GARDENS***LONG LEASE***

Agent Note

Council Tax Band A

Communal Front & Rear Gardens

Entrance Hall

Door to front, cupboard with water tank and two ceiling light points.

Lounge

15' 11" x 10' 10" (4.85m x 3.30m)

Double glazed window to rear, two ceiling light points and electric heater, laminate flooring

Kitchen

13' 8" Max x 6' 4" Max (4.17m Max x 1.93m Max)

Double glazed window to side, wall and base units with work surfaces over, sink and drainer unit, integrated electric oven, electric hob with cooker hood over, ceiling light point and door to lounge.

Utility Room

5' 11" x 4' 10" (1.80m x 1.47m)

Plumbing for washing machine, ceiling light point and door to entrance hall, panelled walls

Bedroom One

12' 8" x 10' 3" (3.86m x 3.12m)

Double glazed window to rear, ceiling light point and electric heater, carpeted

Bedroom Two

12' 9" x 8' 2" (3.89m x 2.49m)

Double glazed window to rear, ceiling light point and electric heater, carpeted

Bathroom

Bath with electric shower over, vanity wash hand basin, low level WC, part tiling to walls and ceiling light point.

Garage

Up and over door with outside light.





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- FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- LOUNGE
- FITTED KITCHEN
- UTILITY

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 2980 years from 20 Nov 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
GRB111421 - 0004

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