



smarthomes

Mortimers Close

Maypole, Birmingham, B14 4PW

- A Very Well Presented Semi Detached Property
- Three Good Sized Bedrooms
- Kitchen Breakfast Room
- Conservatory

£265,000

EPC Rating - 61

Current Council Tax Band - C





Property Description

The property is set back from the road behind a block paved driveway providing ample off road parking and extending to panelled front door leading into

Entrance Hallway

With stripped timber effect flooring, ceiling light point, central heating radiator and door leading off to

Lounge to Front

14' 9" x 11' 3" (4.52m x 3.43m) With double glazed bay window to front elevation, central heating radiator, feature stone fire, under-stairs storage cupboard and ceiling light point



Kitchen Breakfast Room

14' 4" x 7' 10" (4.39m x 2.39m) Being fitted with a range of matching base units and wall units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob set below combination light and extractor, integrated oven, double central heating radiator, two ceiling light points, stripped timber effect flooring, Worcester central heating boiler, double glazed window to rear and double glazed sliding door leading to



Conservatory

With double glazed windows to sides and rear, clear glass roof and double glazed sliding door leading out to the rear garden

Accommodation On The First Floor

Landing

With obscure double glazed window to side, built-in store cupboard, loft hatch giving access to boarded loft space with light, power and ladder and doors leading off to



Bedroom One to Front

With double glazed window to front elevation, central heating radiator, ceiling light point and double fitted wardrobe

Bedroom Two to Rear

With double glazed window to rear elevation, central heating radiator and ceiling light point

Bedroom Three to Front

With double glazed window to front elevation, central heating radiator and ceiling light point



Family Shower Room

Being fitted with a three piece white suite comprising of; corner shower enclosure with shower over, low flush WC and pedestal wash hand basin with complementary tiling to walls, ceiling light and obscure double glazed window to rear



Landscaped Southerly Facing Rear Garden

With paved patio area and steps leading to further patio area, ornamental pond with water feature and courtesy door through to garage

Garage

With up-and-over garage door to the front and power

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - C



| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | | |
| (55-68) | D | 81 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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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.