

A TRADITIONAL TWO BEDROOM TOWN HOUSE WITH CENTRAL HEATING AND DOUBLE GLAZING IN A POPULAR RESIDENTIAL AREA



**160, MAPLETON ROAD
HALL GREEN
BIRMINGHAM B28 9RL**

- Convenient location easy access to Hall Green and Solihull
- Front living room
- Fitted kitchen
- 2 Bedrooms and a spacious first floor bathroom
- Driveway providing off road parking space

Offers Around £200,000

An attractive two bedroom inner town house in a popular residential position off Pitmaston Road convenient for access to the main Stratford Road and local facilities at Robin Hood Island. Shirley and Solihull centres within easy reach and access to the Midland motorway system. This pleasant home has gas central heating and double glazing and benefits from a a driveway providing off road parking and a private rear garden. The accommodation includes lounge, fitted kitchen, two bedrooms and spacious first floor bathroom. Ideal for a first time buyer or investor.

THE ACCOMMODATION COMPRISES

RECESSED PORCH with a hardwood panel entrance door to the lounge.



LIVING ROOM 11' 5" x 15' 8" with double radiator, double glazed window to the front, shelved storage cupboard off and door to the kitchen.

FITTED KITCHEN 12' 5" x 7' 7" fitted with units with dark wood fascias and dark work surfaces comprising an inset single drainer stainless steel sink with cupboard under, space and plumbing for washing machine, range of base and wall cupboards, inset 4 ring stainless steel gas hob with cooker hood over and built in 'Logik' under oven, 'Ariston' gas fired central heating boiler, further appliance space, two double glazed windows to the rear and double glazed door to the garden and door to the stairs.



FIRST FLOOR

STAIRS TO LANDING with a UPVC double glazed window on the ground floor and all rooms leading off .

BEDROOM 1 8' 4" x 10' 7" a double bedroom with double radiator and UPVC double glazed window and storage cupboard.

BEDROOM 2 10' 11" x 7' 10" a second bedroom with double radiator and UPVC double glazed window.

SPACIOUS BATHROOM/ W.C. With a white suite of panel bath with shower screen and integral mixer shower, pedestal wash basin, low level flush W.C., double radiator and UPVC double glazed window with obscure glass.



OUTSIDE

The house is set back from the road behind a front garden area with a paved driveway providing off road parking.

PRIVATE REAR GARDEN with a paved patio area lawned area, fencing to the boundaries and timber garden shed.



GENERAL INFORMATION

TENURE	We are informed the property is Freehold
VIEWING	By prior appointment with Oakton Estates on 0121 459 9641
EPC Rating	C69
Council Tax	Band 'A' (Birmingham)

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.