

DRAKES

ESTATE AGENTS



Maypole Close, Birmingham, B14 5JU

£375,000

- A Well Presented Three Storey Town House
- Four Bedrooms
- Two Reception Rooms
- Kitchen
- Landscaped Rear Garden
- Spacious Family Bathroom
- Two En-Suite Shower Rooms
- Guest WC
- Garage
- Generous Summer House/Workshop



SCAN TO VIEW
VIRTUAL TOUR

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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

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Kitchen to front - 3.94m x 2.08m (12'11" x 6'9")
 Dining Room to rear - 2.97m x 3.42m (9'8" x 11'2")
 Lounge to front - 4.6m max x 4.46m max (15'1" x 14'7")
 Bedroom Three to rear - 3.15m x 2.77m (10'4" x 9'1")
 Bedroom Four to front - 2.76m x 2.6m (9'0" x 8'6")
 Bedroom One to front - 4.44m x 3.13m (14'6" x 10'3")
 Dressing Area - 2.4m x 1.91m (7'10" x 6'3")
 En-Suite Shower Room to rear - 2.39m x 1.79m (7'10" x 5'10")
 Bedroom Two to front - 2.78m x 3.92m (9'1" x 12'10")
 En-Suite Shower Room to rear - 2.77m x 1.41m (9'1" x 4'7")
 Garage - 5.65m x 2.64m (18'6" x 8'7")

A well presented three storey town house with four bedrooms, two reception rooms, kitchen, family bathroom, two en-suite shower rooms, guest WC, garage and landscaped rear garden with generous Summer house/workshop.

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



Total area: approx. 140.1 sq. metres (1507.8 sq. feet)

COUNCIL TAX BAND: D
 EPC Rating: C
 Tenure: Freehold

The vendor advises that the property is Freehold with an annual service charge of approximately £280. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50

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