



**62 Mapleton Road, Birmingham B28 9RA**

**welcome to**

## **Mapleton Road, Birmingham**

A well-presented three-bedroom end-terrace home on Mapleton Road, Hall Green, offered with no onward chain. The property features a spacious lounge, a rear kitchen/diner, and a downstairs WC, with three bedrooms and a family bathroom upstairs. Benefiting from a driveway and a long rear garden.

### **Agent Note**

This property is council tax band B.

### **Entrance Hall**

Laminate flooring and storage cupboard.

### **Cloakroom**

Wash hand basin, wc and heated towel radiator.

### **Lounge**

14' x 13' 9" ( 4.27m x 4.19m )

Window to front, stairs from front, radiator, laminate flooring and door to rear for kitchen.

### **Kitchen**

16' 7" x 9' 5" ( 5.05m x 2.87m )

Laminate flooring, radiator, gas hob, electric oven, sink, space for dryer, fridge freezer, spotlights, wc, window to rear and door for garden access.

### **Landing**

Carpet, radiator and loft hatch.

### **Bedroom One**

12' 10" x 9' 6" ( 3.91m x 2.90m )

Window to front, radiator and carpet.

### **Bedroom Two**

11' 1" x 10' 10" ( 3.38m x 3.30m )

Window to rear, radiator and carpet.

### **Bedroom Three**

9' 7" x 7' 5" ( 2.92m x 2.26m )

Window to rear, radiator and carpet.

### **Bathroom**

6' 2" x 5' 9" ( 1.88m x 1.75m )

Shower over bath, wc, wash hand basin, heated towel rail, full height tiling and window to side.

### **Rear Garden**

Paved area, grass and private garden.





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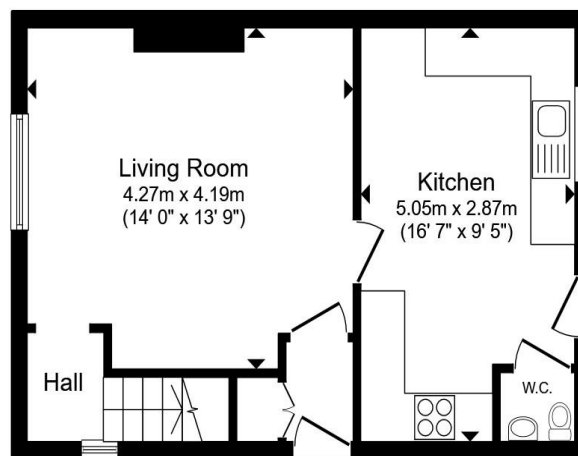
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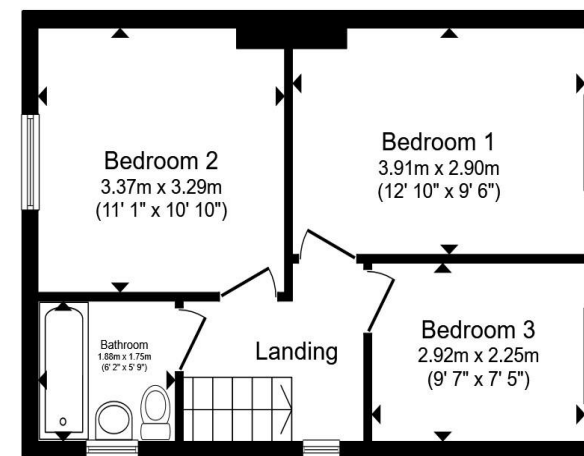
- No onward chain
- End-terrace property
- Three bedrooms
- Spacious lounge
- Kitchen/diner

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over  
**£250,000**



Ground Floor



First Floor

Total floor area 76.8 m<sup>2</sup> (827 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
SLY112378 - 0006

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