



Mappleborough Road, Shirley, B90 1AQ

Offers Over £300,000



SCAN TO VIEW  
VIRTUAL TOUR

- A Well Presented Semi Detached Property
- Three Bedrooms
- Modern Kitchen
- Lounge Diner
- Contemporary Shower Room
- Guest WC
- Southerly Facing Rear Garden
- Garage
- Off Road Parking
- No Upward Chain



Guest WC to front

Kitchen to front - 3.51m x 2.06m (11'6" x 6'9")

Lounge Diner to rear - 5.49m x 2.49m (18'0" x 8'2")

Bedroom One to rear - 4.24m x 2.64m (13'11" x 8'8")

Bedroom Two to rear - 3.28m x 2.79m (10'9" x 9'2")

Bedroom Three to front - 2.64m x 2.62m (8'8" x 8'7")

Shower Room - 1.8m x 2.74m (5'11" x 9'0")

Garage - 5.51m x 2.49m (18'1" x 8'2")

A well-presented semi-detached property situated in a quiet cul-de-sac, offered with no upward chain. The accommodation briefly comprises an entrance hall, guest W.C., kitchen, lounge/dining room, three bedrooms, and a modern shower room. There is a pleasant Southerly facing rear garden, a garage and a driveway providing off-road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

COUNCIL TAX BAND: D

EPC Rating: C

Tenure: Freehold



Total area: approx. 90.9 sq. metres (978.7 sq. feet)

The vendor advises that the property is Freehold. 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.

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