

AP MORGAN



Edward Road, Maypole, Birmingham
Offers in excess of £300,000

Features:

- Three-bedroom semi-detached family home
- Generous Lounge open plan to Dining Room
- Contemporary fitted Kitchen
- Ground floor features a large Utility Room & a WC
- Two double bedrooms
- Modern & fully fitted Bathroom
- Versatile & private garden space with Garage access
- Block-paved driveway for parking for multiple vehicles & an EV Charge point

Description:

A well-presented, three-bedroom semi-detached family home, positioned in the Maypole. Offering a versatile layout, with well-sized rooms, two double bedrooms, an ample garage with rear access, an EV charge point on the driveway, and swift access to local amenities.

To the front of the house is an ample driveway laid to block-paving, fit for parking multiple vehicles, an EV charge point and access through a side-gate.

The ground floor accommodation comprises: a welcoming porch to entrance hallway with a guest WC, a spacious and open plan lounge/dining room featuring a fireplace, a large picture half-bay window and access to the rear garden through a set of glazed French doors, the fitted kitchen of the house presents a contemporary space with the following integral appliances; a sink, convection oven/gas hob, a dishwasher, space/plumbing for freestanding appliances and accesses to both the large utility room, with a skylight window and access to the garden through a glazed door.

The first-floor landing establishes: Bedrooms one, an ample double bedroom with an integrated wardrobe, bedroom two is a further double also with an integral wardrobe and bedroom three is a comfortable single. The generous modern bathroom of the house features a bath, separate shower, wash basin and WC.

To the rear is a versatile garden offering a patio idea for seating arrangements with a central space laid to lawn and rear access to the ample garage of the house. This garden features fenced/hedged boundaries and side-gated access.

This family home is situated on the popular residential area the Maypole, approximately 3.2 miles from Shirley, boasting an assortment of amenities including in shopping, restaurants as well as the local bus and train stations. Motorway networks M5 and M42 are accessible.



Details:

Porch

Entrance Hall

Lounge 14'1" x 11'5" (4.3m x 3.48m) Both max (into bay)

Dining Room 11'10" x 11'6" (3.6m x 3.5m) Both max

Kitchen 8'5" x 7'7" (2.57m x 2.3m)

Utility Room 15'7" x 7'2" (4.75m x 2.18m) Both max

Landing

Bedroom one 14'9" x 11'7" (4.5m x 3.53m) Both max (into bay)

Bedroom two 11'10" x 12'6" (3.6m x 3.8m) Both max

Bedroom three 7'4" x 6'4" (2.24m x 1.93m)

Bathroom 8'4" x 7'6" (2.54m x 2.29m)

Garage 18'2" x 10'5" (5.54m x 3.18m)



EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.

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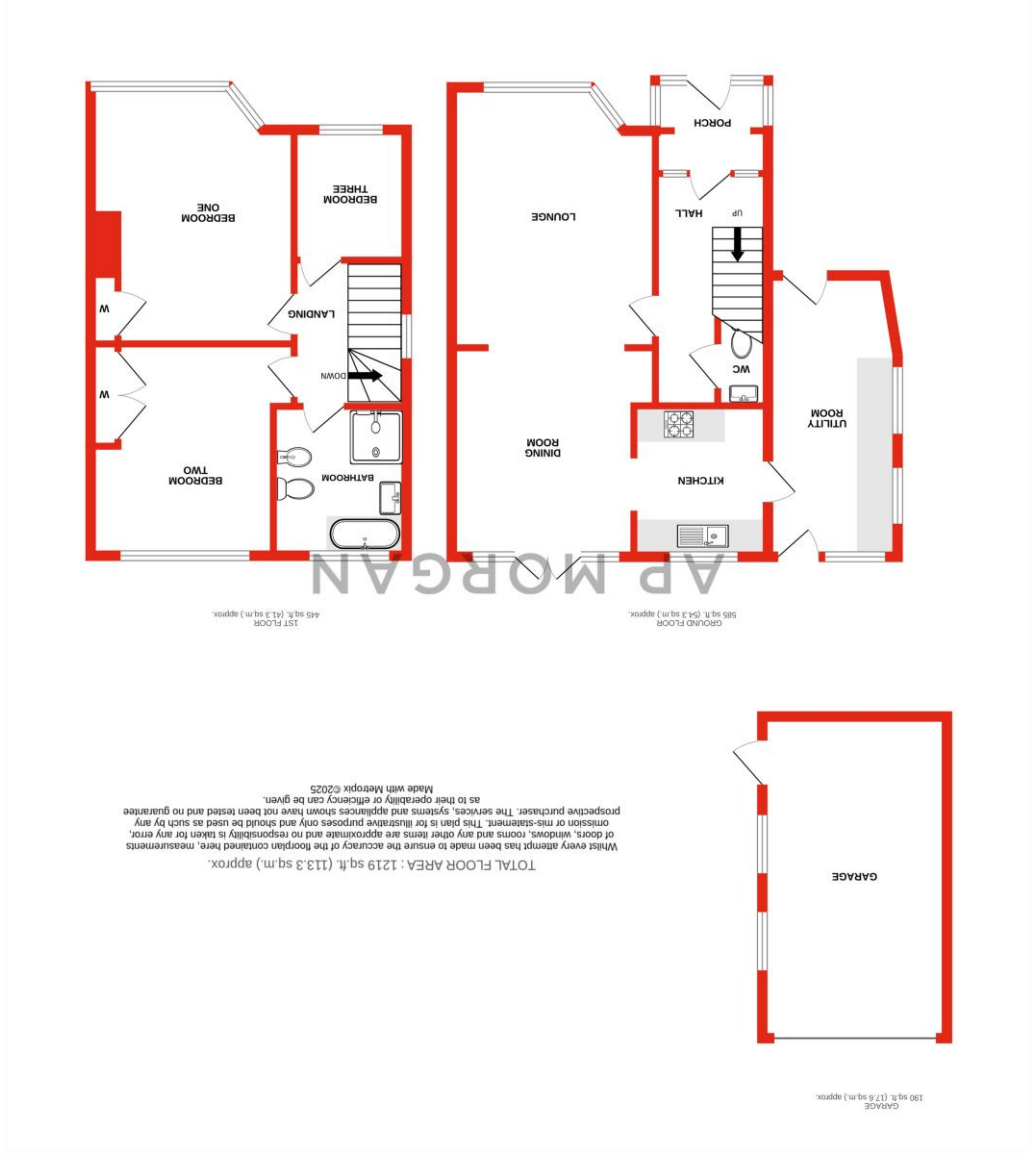
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