



Maypole Lane, Birmingham, B14 5JG

£285,000


KING
HOMES

A stunning 4 bedroom extended family home, well located near the Maypole Island making it convenient for all local amenities. The home has been subject to a rear extension creating a large family kitchen space. In brief the accommodation comprises entrance porch, entrance hallway, dining space opening to lounge with feature fire, downstairs w.c, large kitchen with fitted appliances and granite worktops, recently re-fitted utility room, first floor landing, four good size bedrooms and a recently re-fitted four piece family bathroom and integral garage. Outside provides to the front off road parking for three vehicles and a very large rear garden with a very generous outbuilding which could be used as a workshop/storage or would make a nice office or subject to planning would make a nice granny annex/apartment. *Viewing highly recommended*



Location

The property is situated close to a range of fantastic local amenities and local shops, to include Sainsbury's and is perfectly positioned for local schools and other local amenities nearby. With excellent transport links to both Solihull and Birmingham City Centre and being just three miles away from the M42 with easy access to the M5, M6, and M40. Yardley Wood and Kings Norton Train Stations are both a short drive away and the home provides easy access to Kings Heath High Street and Birmingham City Centre.

Approach

With two dwarf brick boundary walls and a full width block paved driveway, which will comfortably park three cars, this leads to the front door of this stunning extended and improved 4 bedroom family home.

Entrance Porch 7'1" x 3'1" (2.17 x 0.95)

A UPVC Door with opaque glass fittings leads to the carpeted porch with coat hanging rail, leading to a wooden part glazed door.

Entrance Hall 12'9" x 9'7" (max) (3.91 x 2.94 (max))

A very sizeable carpeted and entrance hallway with ceiling light and wall hung radiator. With doors to the kitchen area, the downstairs w.c and an opening to the dining area. With carpeted stairs rising to the first floor landing.

Dining room 15'8" x 10'11" (4.8 x 3.35)

A large carpeted and spacious dining room space, with UPVC double glazed front facing 5 panel corner bay window, coving throughout, radiator and arch way to living room.

Living Room 14'0" (to bay) x 10'11" (4.28 (to bay) x 3.34)

With a large rear aspect UPVC double glazed window to rear aspect, with radiator, TV point, with feature fireplace with cast iron surround, mahogany mantle surface with and tiled hearth. Coving throughout, ceiling light and opening to the dining room

Initial Kitchen Entrance 8'7" x 8'0" (2.64 x 2.46)

Entering to the heart of the home you are greeted with tiled flooring with fitted matching wall and base mounted units with granite worktops over to both sides and with wall mounted radiator and ceiling light.

Kitchen 14'6" x 10'4" (4.42 x 3.17m)

A stunning family kitchen space with tiled flooring flowing through from the initial entrance to the spacious kitchen with a range of matching wall and floor units with granite worktops over, large inset ceramic sink with mixer tap, wall hung radiator and two ceiling lights. With a UPVC double glazed window to rear aspect, 5 burner gas hob and double oven, with half glazed opaque exit door to garden

Utility 12'5" x 6'10" (max) (3.8 x 2.09 (max))

With a range of wall mounted and floor base wooden units with worktops over, wood effect laminate flooring, ceiling spotlights, side facing frosted window, space for double fridge freezer, washing machine, tumble dryer and other white appliances.

First Floor Landing

Carpeted stairs lead to the first floor landing, with a loft hatch, with a partly boarded and insulated loft, wall mounted radiator and wall sockets. To the left extension is a bedroom three and up a step and to the right are the other bedrooms and the stunning family bathroom.

Master Bedroom 12'2" x 9'5" (to wardrobe) (3.73 x 2.89 (to wardrobe))

With ceiling spotlights and built in storage units, carpet, large UPVC window to rear aspect overlooking the spacious rear gardens, picture rail and wall hung radiator.

Bedroom Two 14'4" (to bay) x 10'11" (4.39 (to bay) x 3.35)

A spacious double bedroom with a large UPVC double glazed lead effect bay window to front aspect, wall hung radiator, ceiling light and space for large wardrobes.

Bedroom Three 13'0" x 7'10" (3.97 x 2.41)

A carpeted double bedroom with a large UPVC double glazed window to side aspect, wall hung radiator and ceiling light.

Bedroom Four 8'5" x 8'1" (2.58 x 2.48)

With a UPVC window to front aspect, carpet, wall hung radiator and ceiling light.

Family Bathroom 8'10" x 7'10" (2.7 x 2.41)

A stunning recently refitted four piece bathroom with a large bath and with chrome shower attachment over and mirrored pivot shower screen, his and hers sinks with vanity storage units under, W.C, wall hung radiator, floor to ceiling tiles and

with a lovely tiled floor, ceiling spotlights, extractor fan, additional gloss fronted storage units housing the recently upgraded combination boiler, obscure UPVC double glazed window to front and side aspect.

Outside

The gardens to the rear are of a very good size, with patio and pathways. Being predominantly laid to lawn with wooden fence to boundaries. A separate area could be used as a vegetable garden, with more patio. With mature conifers, trees and shrubs and many planted beds.

Outbuilding

A very large outbuilding to the bottom of the large garden, with power lights and a concrete base. Being brick built and rendered and having single glazed windows. This area would make a useful workshop/storage unit or could be subject to planning converted into a very nice annex/apartment. There is a stud wall creating two spaces and there is water and plumbing.

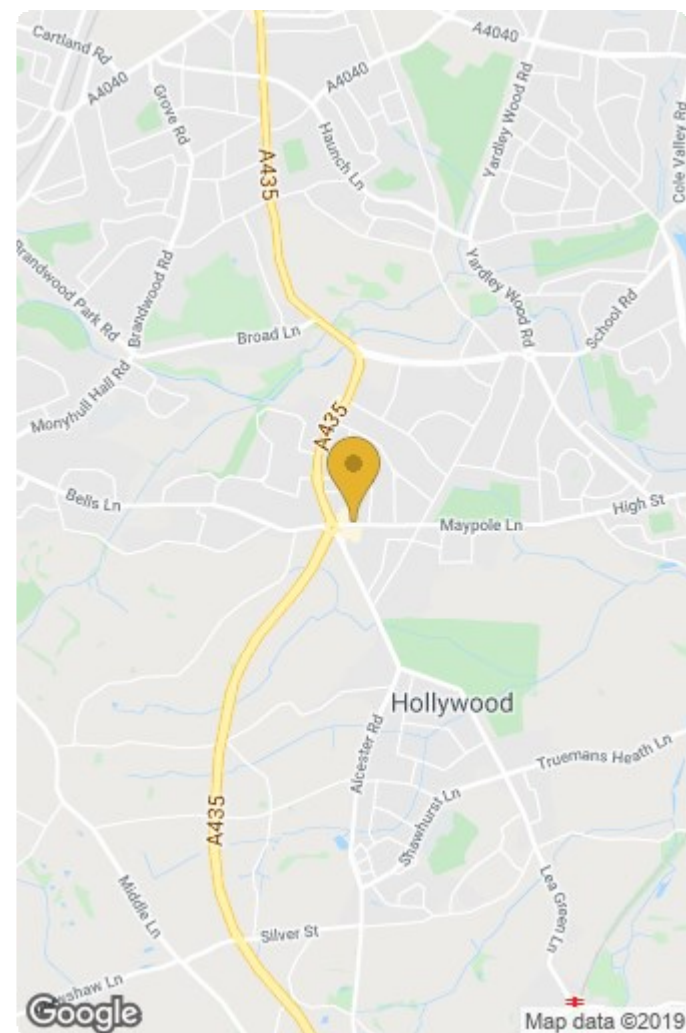
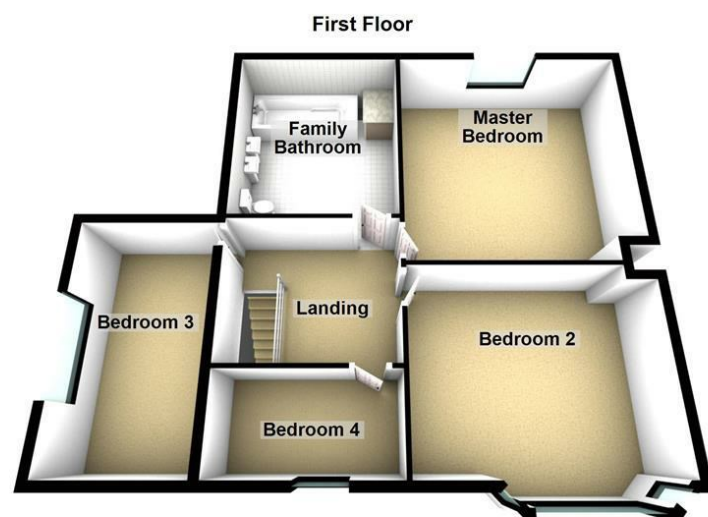
Viewing Highly Recommended

Viewings are by appointment only.

Please call King Homes on 01527 908694.







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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	