



£475,000
4 Bed House - Detached
located in Maynard Road


REDSTONES
The Property Experts

Maynard Road Edgbaston Birmingham B16 0PW



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A four bedroom three storey detached family home within walking distance of outstanding primary school and the Midland Metropolitan University Hospital.

The well presented accommodation comprises of an entrance hall, lounge, kitchen diner, utility and WC. On the first floor are the main bedroom with ensuite shower room, bedroom two and the family bathroom. On the top floor are bedrooms three and four.

The property benefits from central heating, UPVC double glazing, enclosed rear garden, driveway with detached garage and is offered chain free. Energy rating TBC.

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Hall

Tiled flooring, radiator, stairs off, doors off.

WC

Tiled flooring, radiator, WC, wash hand basin.

Lounge

17'4" x 8'10"

Wood effect laminate flooring, two radiators, UPVC double glazed window to front and French doors to rear.

Kitchen Diner

17'4" x 9'10"

Tiled flooring, radiator, UPVC double glazed windows, various wall units, splash back tiling, work surface with cupboards and drawers below, integrated electric oven, fitted four ring gas hob with extractor over, inset stainless steel sink, appliance space, wall mounted boiler, access to utility.

Utility

Tiled flooring, splash back tiling, work surface with cupboards below, inset sink, plumbing for washing machine, frosted double glazed door to rear garden.

Stairs / Landing

Radiator, UPVC double glazed window, cupboard with water tank, doors off.

Bedroom One

17'4" x 9'2"

Wood effect laminate, radiators, UPVC double glazed windows to front and rear, door to ensuite.

Ensuite

Tile effect flooring, radiator, frosted UPVC double glazed window, WC, pedestal wash hand basin, shower cubicle.

Bedroom Two

10'9" x 9'6"

Carpet, radiator, UPVC double glazed windows to side and rear.

Bathroom

Tiled flooring, radiator, frosted UPVC double glazed window to front, WC, pedestal wash hand basin, bath.

Stairs / Top Floor Landing

Carpet, storage cupboard, doors off.

Bedroom Three

13'5" x 9'2"

Wood effect laminate flooring, radiators, UPVC double glazed window to front, skylight window to rear.

Bedroom Four

13'5" x 9'10"

Wood effect laminate flooring, radiators, UPVC double glazed windows to front and side, skylight window to rear.

Outside

Lawn, patio, gated access to front, door to detached garage and driveway.





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	

DIRECTIONS

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