



67 Maple Road, Rubery, Birmingham, B45 9EB

£345,000

- Unique Split Level Detached House
- Kitchen
- Block Paved Driveway and Garage
- Council Tax Band E & EPC Rating C
- Three Double Bedrooms
- Lounge & Dining Room
- Pleasant Rear Garden
- Hall
- Shower Room
- Walking Distance to The Lickey Hills

67 Maple Road, Birmingham B45 9EB

We are pleased to introduce a deceptively spacious unique three double bedroom split level detached house with kitchen, two reception rooms, shower room, pleasant rear garden, off road parking and garage situated in a sought after Road in Rubery, Birmingham, within walking distance to the Lickey Hills, Offered with NO UPWARD CHAIN



Council Tax Band: E



DESCRIPTION

The property is very unique and spacious, we highly recommend viewing to fully appreciate the scale of the accommodation on offer.

The uniquely designed split level family home is laid out over four floors.

The accommodation in brief comprises.

Ground Level - You walk into the hallway, having the kitchen to the front having a range of wall & base units, five ring gas hob, double oven, extractor, and dining room.

Lower Ground - Under stairs storage cupboard, door into side garden, spacious lounge with french doors into rear garden.

First Floor - Good size master bedroom with built in wardrobes

Second Floor - Good size storage cupboard, double bedroom two, double bedroom three, shower room comprises wc, hand wash basin, walk in shower with electric shower and glass shower screen, part tiled walls.

OUTSIDE

The front of the property has a block paved drive providing ample off road parking, garage, lawn, bricked wall and has access to the rear garden from both sides of the house.

The property benefits from having a pleasant rear garden with a sitting areas, lawn with mature shrubs and trees, shed and fenced boundaries

LOCATION

Maple Road is a highly sought after quiet road in Rubery, Birmingham, within walking distance to the Lickey Hills and is in a great location for the local school catchments.

It is also conveniently situated for close by amenities, within walking distance to Rubery Village.

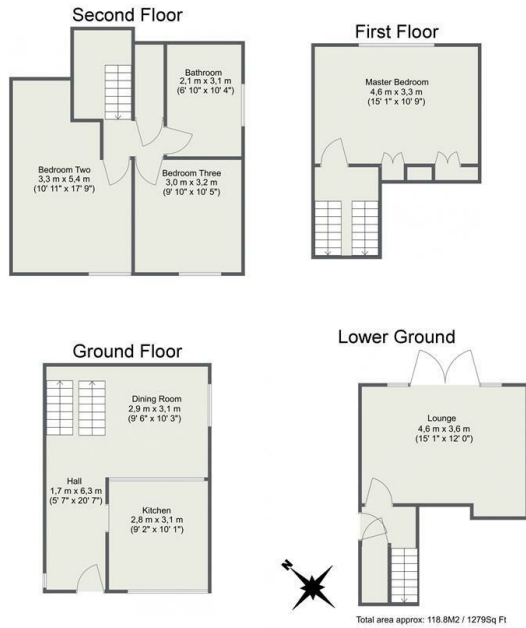
Longbridge Retail Park is near by for local shopping and dining, including Marks and Spencers and Sainsburys and is close to good transport links for commuters, with easy access to the motorway & rail networks.

TENURE

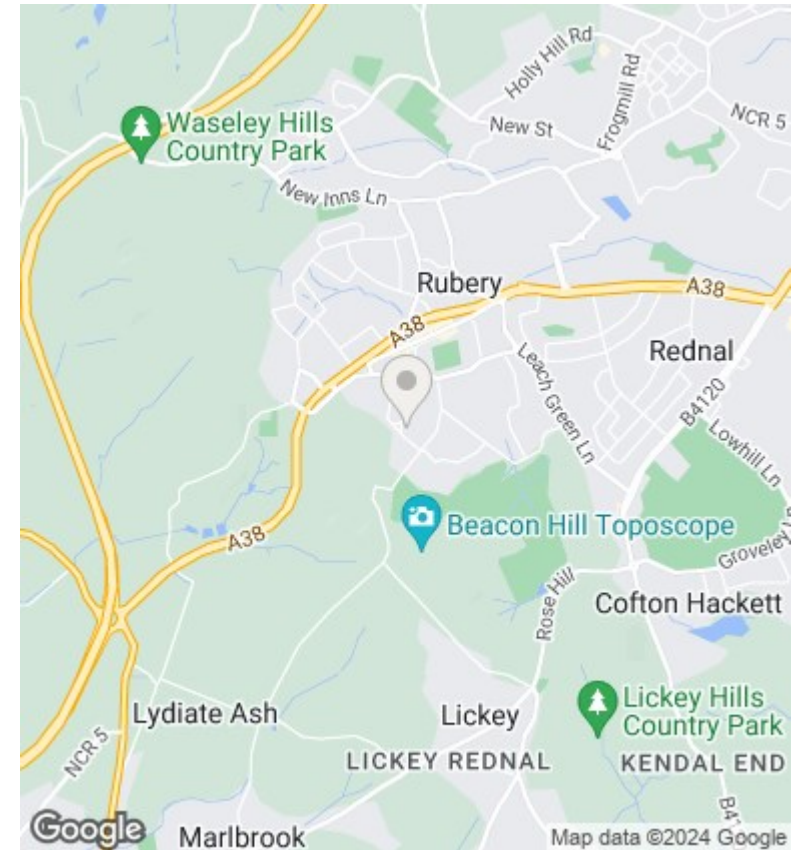
The vendor has informed us that this property is FREEHOLD, but all prospective purchasers will have this verified with their solicitor.



Maple Road



For illustrative purposes only. Dimensions, Features, Fixtures and Finishes do not represent the current state of the property. Measurements are approximate and not to scale. Floor plan and images supplied by Property Photography Ltd.



Directions

The property is off Whetty Lane and Hazel Road, in Rubery. The postcode is B45 9EB

Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

Council Tax Band

B

| Energy Efficiency Rating | | |
|----------------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |