



# Manor House Lane, Yardley

## Offers Over £420,000

- BEAUTIFUL DETACHED HOUSE
- TWO RECEPTION ROOMS
- CONSERVATORY, UTILITY & GUEST WC
- FIRST FLOOR BATHROOM
- DRIVEWAY & INTEGRAL GARAGE
- PORCH & ENTRANCE HALL
- EXTENDED, RE FITTED KITCHEN
- FOUR BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- GOOD SIZE REAR GARDEN

A beautifully presented detached house on a sought after road in Yardley. This spacious family home is ready to move into and is in a superb location near to a good range of shops, schools and facilities. Comprising enclosed porch, entrance hall, lounge, dining room opening onto the conservatory, re fitted kitchen, utility and guest WC to the ground floor. Upstairs there are four bedrooms and a superb re fitted, four piece bathroom. Further benefiting from central heating, double glazing, driveway, integral garage and good sized rear garden.

### FRONT

Off road parking via a block paved driveway, shrub border, access to the integral garage and a UPVC double glazed door to:-

### ENCLOSED PORCH

Double glazed windows to the front and side, tiled floor, wall light and a hardwood opaque glazed door to:-

### ENTRANCE HALL

Stairs to the first floor, feature radiator, engineered wood flooring, power and light points, door to the garage and doors to:-

### LOUNGE

**11'2 max x 19'5 to bay (3.40m max x 5.92m to bay)**



Double glazed bay window to the front, radiator, marble gas fireplace, power and light points and hardwood glazed doors to:-

### DINING ROOM

**11'4 x 9'7 (3.45m x 2.92m)**



Radiator, engineered wood flooring, power and light points, door to the kitchen and opening onto:-

### CONSERVATORY

**11'8 x 12'8 (3.56m x 3.86m)**

UPVC double glazed doors to the rear garden, double glazed windows to the rear and side, radiator, engineered wood flooring, power and light points

### RE FITTED KITCHEN

**14'11 x 8'5 (4.55m x 2.57m)**



Re fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl sink/drainers with mixer tap and laminate splash backs. Fitted electric oven, with a gas hob and extractor hood over and Integrated appliances to include fridge, freezer, wine cooler, dish washer and microwave. UPVC double glazed door to the rear garden, double glazed window to the rear, radiator, porcelain tiled floor, power and light points and doors to:-

### LOBBY

Wall light and opening onto:-

### UTILITY

**4'11 x 5'7 (1.50m x 1.70m)**

Eye level units with a work surface and space and plumbing for appliances, radiator, power and light points and door to:-

### **GUEST WC**

Fitted with a low level flush WC and a guest sink. Tiling to a full height, opaque double glazed window to the side, tiled floor and ceiling light point

### **LANDING**

Loft access, power and light points and doors to:-

### **BEDROOM ONE**

**10'3 x 15'4 to bay (3.12m x 4.67m to bay)**



Double glazed bay window to the front, radiator, fitted wardrobes, power and light points

### **BEDROOM TWO**

**11'5 x 14'8 to bay (3.48m x 4.47m to bay)**



Double glazed bay window to the rear, radiator, fitted wardrobes and over bed storage, power and light points

### **BEDROOM THREE**

**11'11 max x 8'8 (3.63m max x 2.64m)**

Double glazed window to the rear, radiator, laminate flooring, power and light points

### **BEDROOM FOUR**

**5'6 x 13'3 (1.68m x 4.04m)**

Double glazed window to the rear, radiator, airing cupboard housing the hot water cylinder, fitted wardrobe, power and light points

### **RE FITTED BATHROOM**

**8'10 x 7'8 (2.69m x 2.34m)**



Re fitted with a modern white suite comprising paneled bath with a shower attachment, walk in shower cubicle with a mixer shower and rainfall shower head, vanity sink and a low level flush WC. Porcelain tiling to a full height, opaque double glazed window to the side, sky light, porcelain tiled floor and ceiling spot lights

### **INTEGRAL GARAGE**

**8' x 13'8 (2.44m x 4.17m)**

With metal doors onto the driveway, wall mounted boiler, power and light points

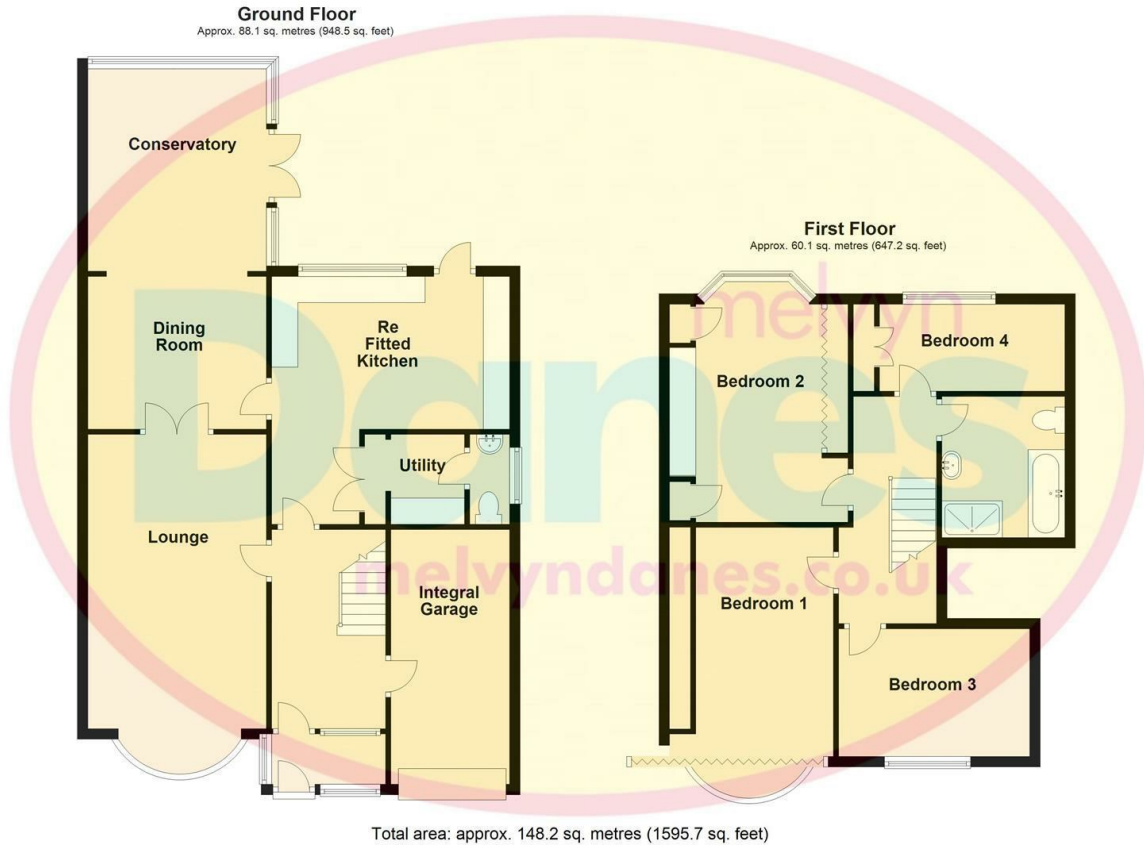
### **REAR GARDEN**



This good sized rear garden has a patio to the fore and a lawned section with flower and shrub borders. There is a timber decked seating area, timber shed with electrics, garden lighting, fencing to the perimeters and a gated access leading to the front of the property.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



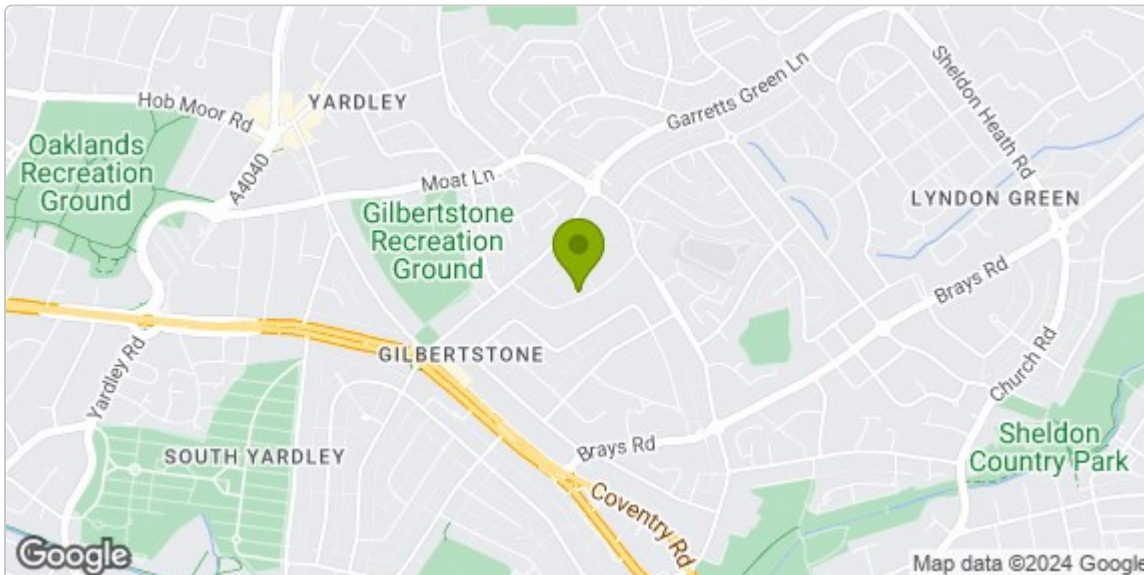
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** E

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
104 Manor House Lane  
Yardley Birmingham B26 1PR

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	76
(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	