



Manor House Lane, Yardley

£335,000

- EXTENDED SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- SIDE GARAGE
- SOUGHT AFTER ROAD
- THROUGH LOUNGE & KITCHEN/DINER
- SHOWER ROOM
- DRIVEWAY
- REAR GARDEN WITH GUEST WC

A beautifully presented, extended semi detached house on a sought after road in Yardley. This lovely property is ready to move into and is in a superb location near to a good range of shops, schools, facilities and transport links. Comprising enclosed porch, entrance hall, through lounge, extended kitchen diner and guest WC (outside) to the ground floor, Upstairs there are three bedrooms and the shower room. Further benefiting from central heating, double glazing, driveway, side garage and rear garden.

FRONT

Off road parking via a tarmacadam driveway, access to the side garage and a UPVC double glazed door to:-

ENCLOSED PORCH

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

ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, radiator, engineered oak flooring, power and light points, opening onto the kitchen/diner and door to:-

THROUGH LOUNGE

10' max x 26'8 to bay (3.05m max x 8.13m to bay)



Double glazed bay window to the front, double glazed patio doors to the rear garden, two radiators, wall mounted gas fire, engineered oak flooring, power and light points

EXTENDED KITCHEN/DINER

16'6 max x 12'2 max (5.03m max x 3.71m max)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted double electric oven/grill, inset five ring gas burner with an extractor hood over and integrated appliances to include two freezers, fridge and a dish washer. UPVC double glazed door to the rear garden, double glazed window to the rear, radiator, power and light points and door to:-

SIDE GARAGE

7'8 x 18'10 (2.34m x 5.74m)

(The garage door could be reinstated if you wanted to use this space as a garage again.) UPVC opaque double glazed door to the front, wall mounted boiler, space and plumbing for appliances, power and light points

LANDING

Opaque double glazed window to the side, loft access, ceiling light point and doors to:-

BEDROOM ONE

10'1 x 13'4 to bay (3.07m x 4.06m to bay)



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

BEDROOM TWO

10'10 max x 12'6 max (3.30m max x 3.81m max)



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

BEDROOM THREE

6'3 x 7'2 (1.91m x 2.18m)

Double glazed window to the front, radiator, over head storage, power and light points

SHOWER ROOM **5'7 x 8'10 (1.70m x 2.69m)**



Fitted with a shower cubicle with a bar shower, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, heated towel rail, tiled floor with under floor heating, extractor fan and ceiling spotlights

REAR GARDEN



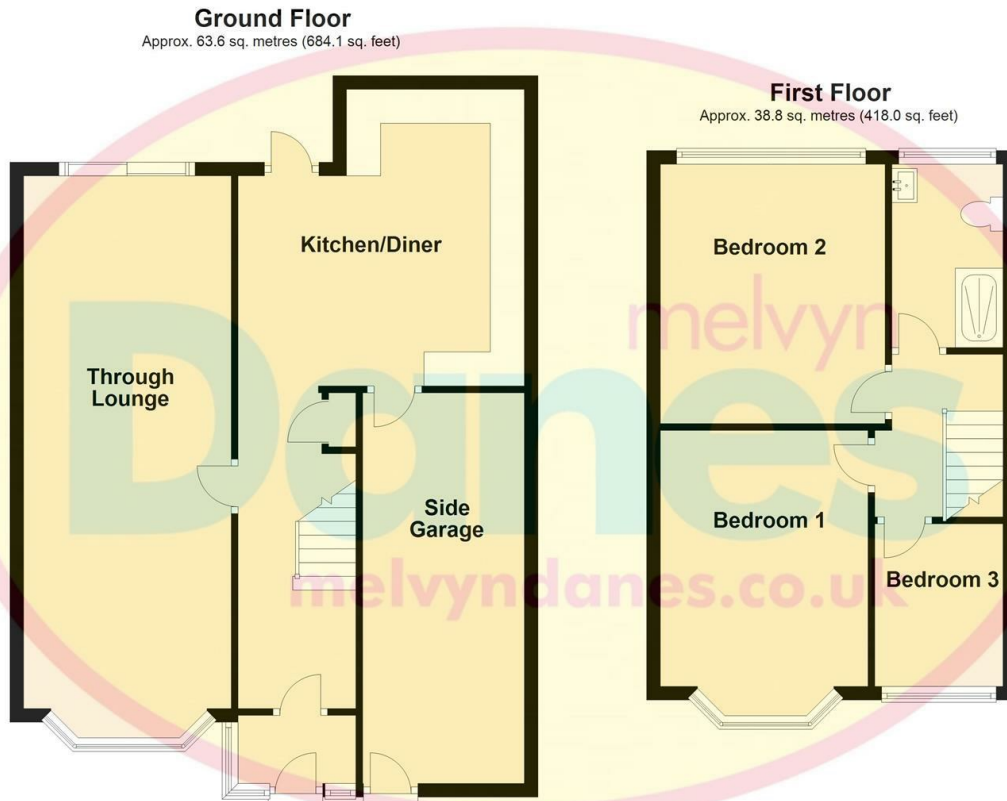
The rear garden has a patio to the fore and a lawned section. There are flower and shrub borders, a summer house, fencing to the perimeters and a door to:-

GUEST WC

Fitted with a low level flush WC and a guest sink.

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.



Total area: approx. 102.4 sq. metres (1102.1 sq. feet)

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

COUNCIL TAX BAND: C

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:
157 Manor House Lane
Yardley Birmingham B26 1PS

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(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	