



# Manor House Lane, Yardley

## Offers Over £330,000

- EXTENDED SEMI DETACHED HOUSE
- LOUNGE & DINING ROOM
- EXTENDED BREAKFAST KITCHEN
- FIRST FLOOR SHOWER ROOM
- DRIVEWAY & SIDE GARAGE
- PORCH & ENTRANCE HALL
- CONSERVATORY & GUEST WC
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARDEN WITH SUMMER HOUSE



A very well presented, extended semi detached house on a sought after road in Yardley - scope to EXTEND further (STPP). This lovely property will make the perfect family home and is in a superb location near to a good range of shops, schools and facilities. Comprising porch, entrance hall, guest WC, lounge, dining room, extended breakfast kitchen and conservatory to the ground floor. Upstairs there are three bedrooms and the shower room. Further benefiting from central heating, double glazing, driveway, side garage and pleasant rear garden with a summer house.

### FRONT

Off road parking via an imprinted concrete driveway, raised graveled border and access to the side garage and UPVC double glazed doors to:-

### PORCH

Ceiling light point, tiled floor and a hardwood opaque glazed door to:-

### ENTRANCE HALL

Stairs to the first floor, cloaks cupboard, radiator, laminate flooring, ceiling light point and doors to:-

### GUEST WC

Fitted with a low level flush WC and a guest sink with a ceiling light point

### DINING ROOM

**10'4 x 14' to bay (3.15m x 4.27m to bay)**



Double glazed bay window to the front, radiator, laminate flooring, power and light points and hardwood sliding doors to:-

### LOUNGE

**10'6 max x 14'8 to bay (3.20m max x 4.47m to bay)**



Double glazed windows to the rear, radiator, marble electric fireplace, laminate flooring, power and light points and UPVC double glazed French doors to:-

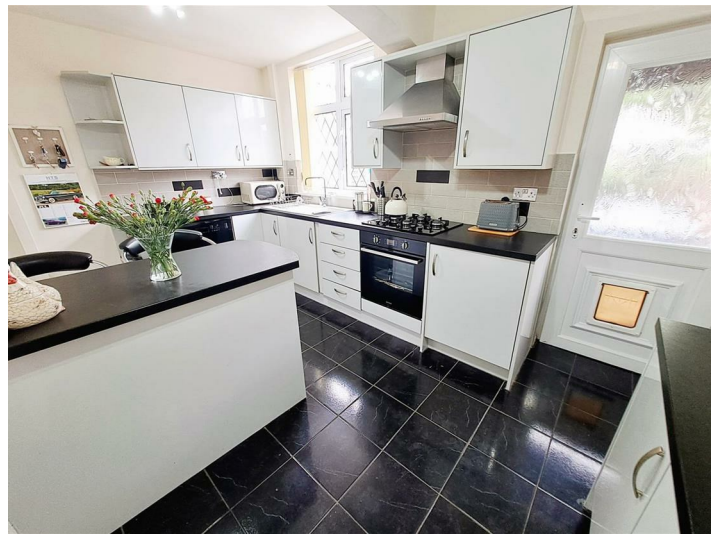
### CONSERVATORY

**11'2 x 10'11 (3.40m x 3.33m)**

UPVC double glazed French doors to the rear garden, double glazed windows to the rear and sides, radiator, solid wood flooring, power and light points

### EXTENDED BREAKFAST KITCHEN

**14'3 x 8'5 (4.34m x 2.57m)**



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven with an inset gas hob and extractor hood over, integrated fridge and space and plumbing for a dishwasher. UPVC opaque double glazed door to the rear garden, double glazed window to the rear, radiator, tiled floor, power and light points and door to:-

### SIDE GARAGE

**7'8 x 15'5 (2.34m x 4.70m)**

With a fiber glass up and over door onto the driveway, base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap, space and plumbing for appliances, power and light points



### LANDING

Opaque double glazed window to the side, loft access, power and light points and doors to:-

### BEDROOM ONE

**10'8 into wardrobes x 14'9 to bay (3.25m into wardrobes x 4.50m to bay)**



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

### BEDROOM TWO

**10'6 into wardrobes x 14'10 (3.20m into wardrobes x 4.52m)**



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

### BEDROOM THREE

**6'11 x 7'8 (2.11m x 2.34m)**

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

### SHOWER ROOM

**8'4 x 6'6 (2.54m x 1.98m)**



Fitted with a shower cubicle with an electric shower, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the side, heated towel rail, tiled floor, airing cupboard housing the boiler and ceiling light point

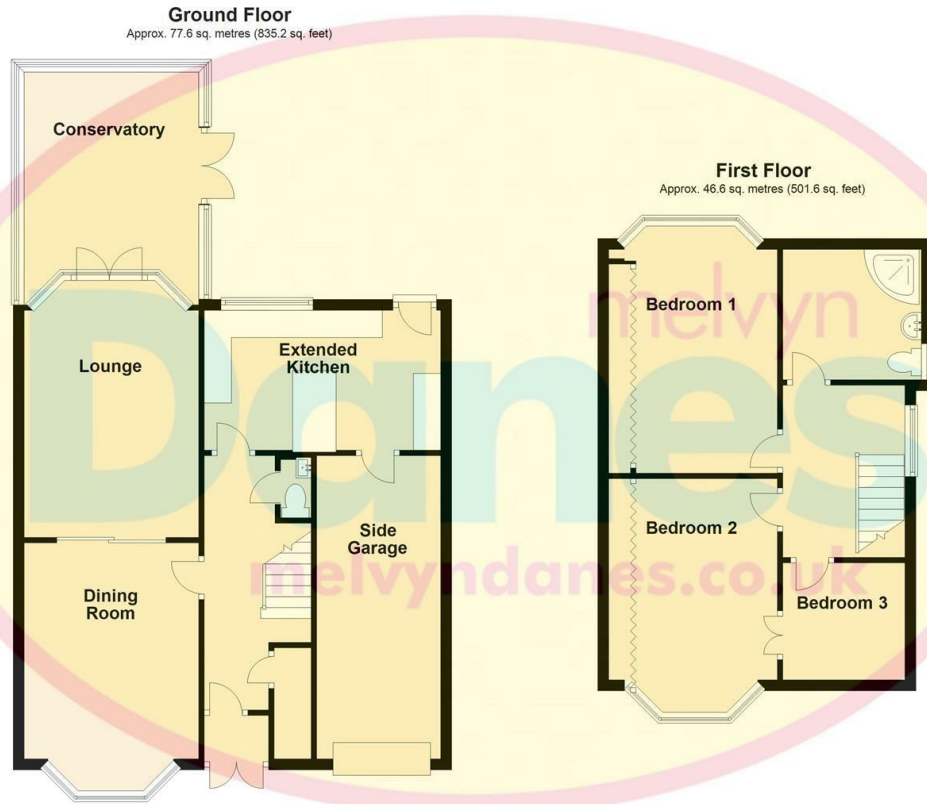
### REAR GARDEN



The rear garden is laid to lawn with a timber decked seating area to the fore. There are flower and shrub borders, a summer house, green house, concrete storage shed and fencing to the perimeters.

## 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:** 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:**  
122 Manor House Lane  
Yardley Birmingham B26 1PS

**Council Tax Band:** C

| 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>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   |                         | <b>75</b> |
|   | <b>48</b>               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |