



Moat Lane, Yardley

£375,000

- EXTENDED SEMI DETACHED HOUSE
- TWO SEPARATE RECEPTION ROOMS
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- SIDE GARAGE
- ENTRANCE HALL
- MODERN RE FITTED, EXTENDED KITCHEN
- MODERN RE FITTED FOUR PIECE BATHROOM
- DRIVEWAY
- LARGER REAR GARDEN

A beautifully presented, extended semi detached house on a popular road in Yardley. This lovely property is the perfect family home and in a superb location near to a good range of shops, schools and transport links. Comprising entrance hall, two separate reception rooms and modern, re fitted extended kitchen to the ground floor. Upstairs there are three bedrooms and a modern re fitted four piece bathroom. Further benefiting from central heating, double glazing, driveway, side garage, front garden and larger than average rear garden.

FRONT

Off road parking via a block paved driveway, access to the side garage, lawned front garden and a UPVC opaque double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, radiator, laminate flooring, ceiling light point and doors to:-

LOUNGE

11'2 max x 11'2 excluding bay (3.40m max x 3.40m excluding bay)



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

EXTENDED LOUNGE/DINER

10'5 max x 24' (3.18m max x 7.32m)



UPVC double glazed French doors to the rear garden, double glazed windows to the rear, two radiators, laminate flooring, power and light points

**MODERN, RE FITTED EXTENDED KITCHEN
13'6 x 16'10 (4.11m x 5.13m)**



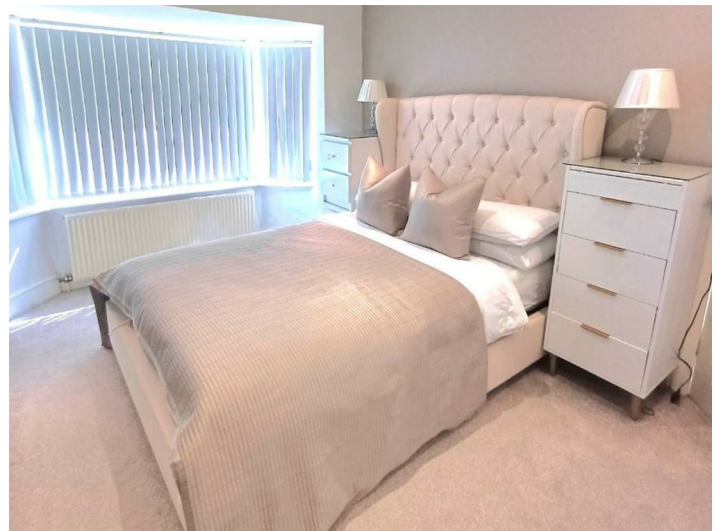
This superb kitchen is fitted with a good range of gloss eye level, drawer and base units (16 in total) with a work surface over incorporating a stainless steel sink/drainers with mixer tap and laminate splash backs. Fitted electric oven, space for a range cooker with an extractor hood over and integrated appliances to include large fridge and freezer, microwave, dish washer, washing machine and tumble dryer. Centre island with a breakfast bar, UPVC double glazed door to the rear garden, double glazed window to the rear, radiator, porcelain tiled floor, power and light points

LANDING

Opaque double glazed window to the side, ceiling spotlights and doors to:-

BEDROOM ONE

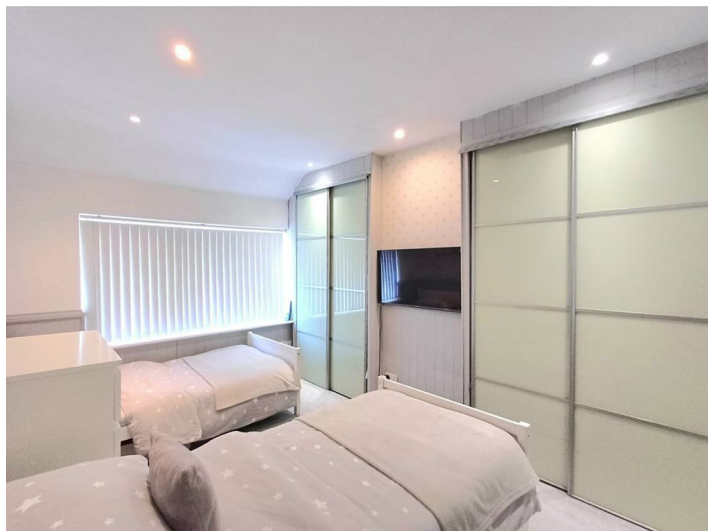
10'6 excluding wardrobes x 12'11 to bay (3.20m excluding wardrobes x 3.94m to bay)



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

BEDROOM TWO

10'6" excluding wardrobes x 12'11" (3.20m excluding wardrobes x 3.94m)



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

BEDROOM THREE

6'11" x 7'5" (2.11m x 2.26m)

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

RE FITTED BATHROOM

6'9" x 8'9" (2.06m x 2.67m)



The stunning four piece bathroom comprises a freestanding slipper bath, walk in shower cubicle with a bar shower and rainfall shower head, vanity sink and a low level flush WC. Tiling to a full height throughout, opaque double glazed window to the rear, heated towel rail, tiled floor, extractor fan, loft access and ceiling spot lights

REAR GARDEN



The larger than average rear garden is mostly laid to lawn with a patio to the fore and fencing to the perimeters (it does extend beyond the back fence)

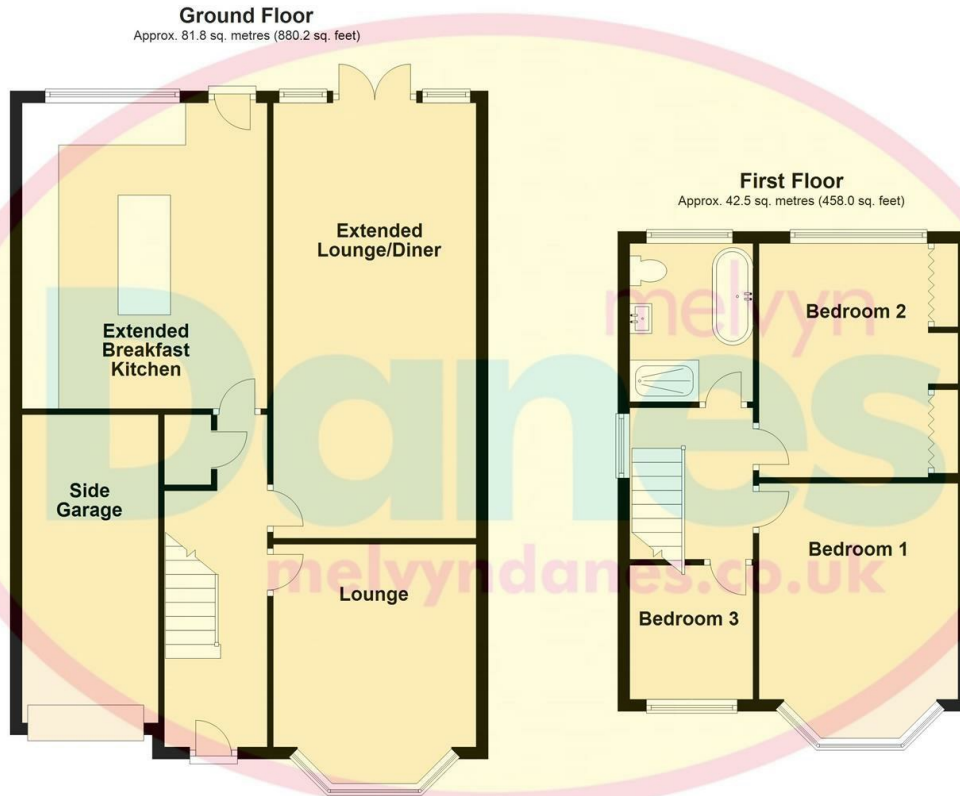
SIDE GARAGE

7'6" x 17'1" (2.29m x 5.21m)

With a metal up and over door onto the driveway.

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. 124.3 sq. metres (1338.2 sq. feet)

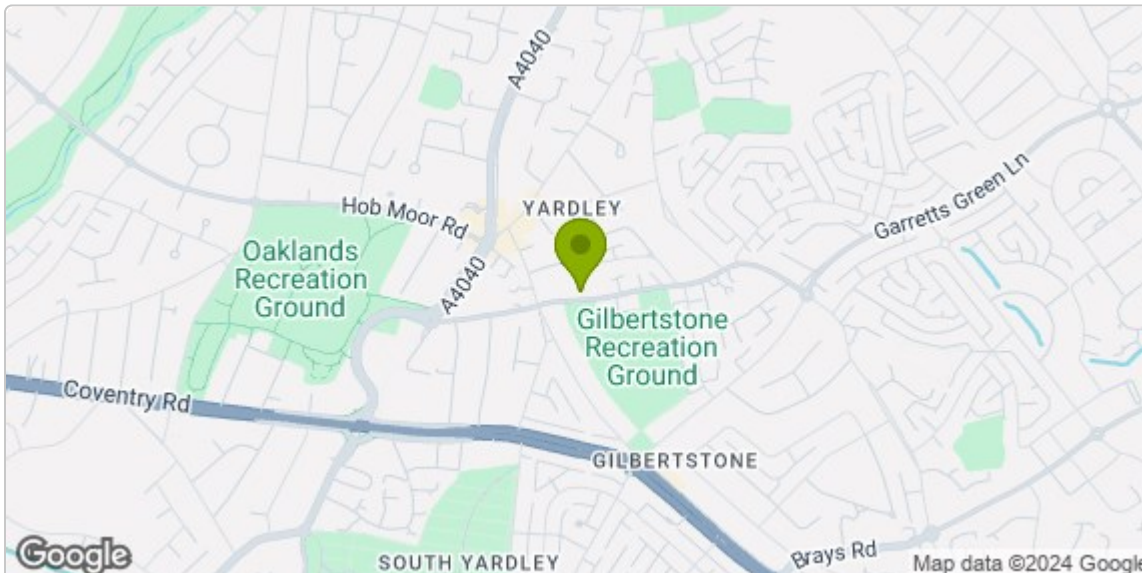
TENURE: We are advised that the property is **FREEHOLD**

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:
22 Moat Lane Yardley
Birmingham B26 1TJ

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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	