

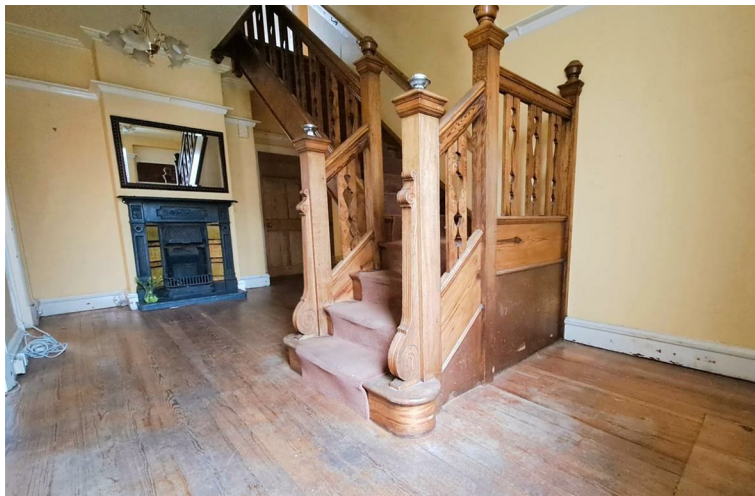


**melvyn**  
**Danes**  
ESTATE AGENTS

**Manor House Lane**  
**Yardley**  
**£500,000**

## Description

A rare opportunity to purchase a large, unique detached property on a sought after road in Yardley with NO ONWARD CHAIN. This superb property is a complete blank canvas and offers enormous potential for development and extension (STPP). Comprising enclosed porch, large entrance hall, three separate reception rooms, sun lounge, two utility rooms, kitchen and guest WC to the ground floor. Upstairs there are five bedrooms, the bathroom, a separate WC and en suite to bedroom three. Further benefiting from central heating, double glazing (where specified), driveway, integral garage, side garage and large rear garden.



## Front

Off road parking via a paved driveway with access to the side garage and a lawned front garden with access to a hardwood glazed door to:-

## Enclosed Porch

Single glazed windows to the sides, wall light and a hardwood door to:-

## Large Entrance Hall

9'5 x 18'11

Opaque single glazed window to the front, bespoke staircase to the first floor, original cast iron fireplace, radiator, exposed wooden flooring, power and light points and doors to:-

## Reception Room One

11'10 max x 18'10 to bay



Single glazed bay window to the front, two radiators, gas fireplace, power and light points

## Reception Room Two

11'10 max x 15'9



Radiator, gas fireplace, exposed wooden flooring, single glazed window to the rear, power and light points and hardwood glazed doors to:-

## Sun Room

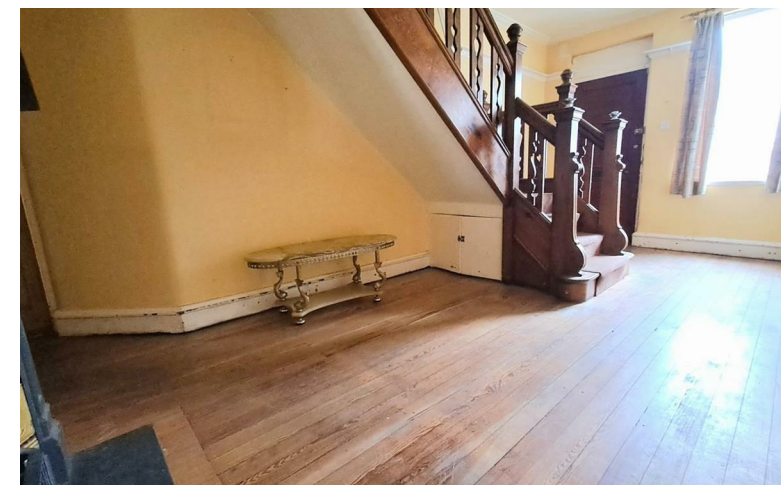
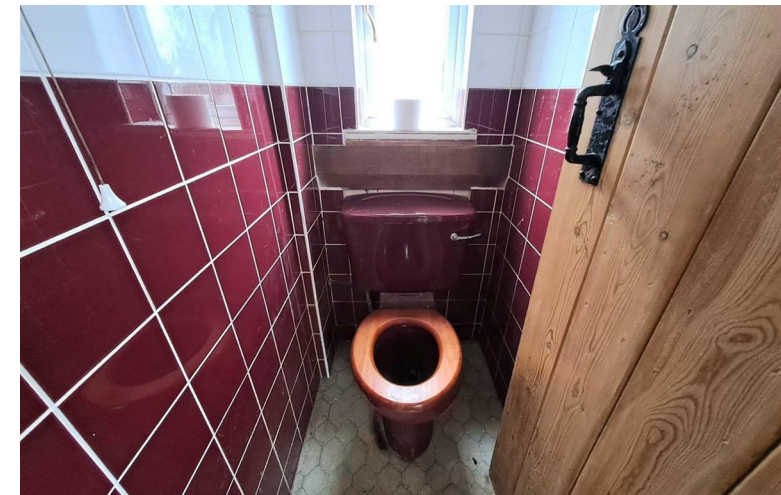
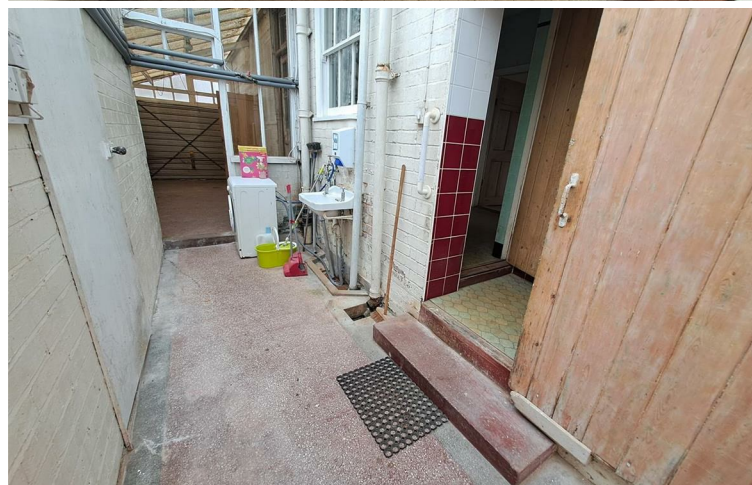
10'9 x 7'10

Hardwood glazed doors to the rear garden, single glazed windows to the sides and rear and power points

## Reception Room Three

11'5 max x 13'2 to bay

Single glazed bay window to the rear with secondary glazing, radiator, original cast iron fireplace, laminate flooring, power and light points and door to:-



TENURE: We are advised that the property is FREEHOLD

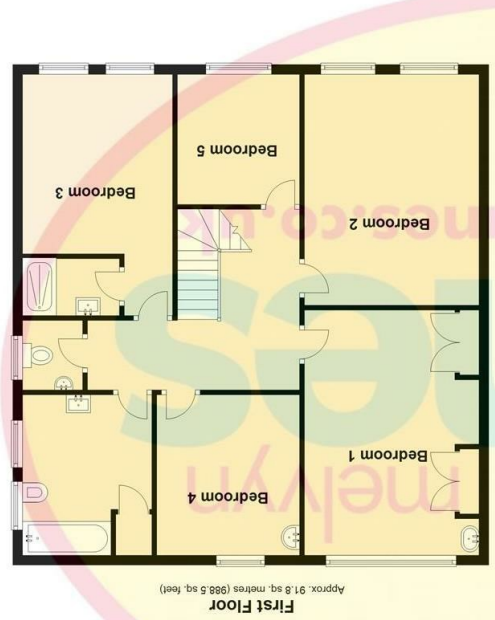
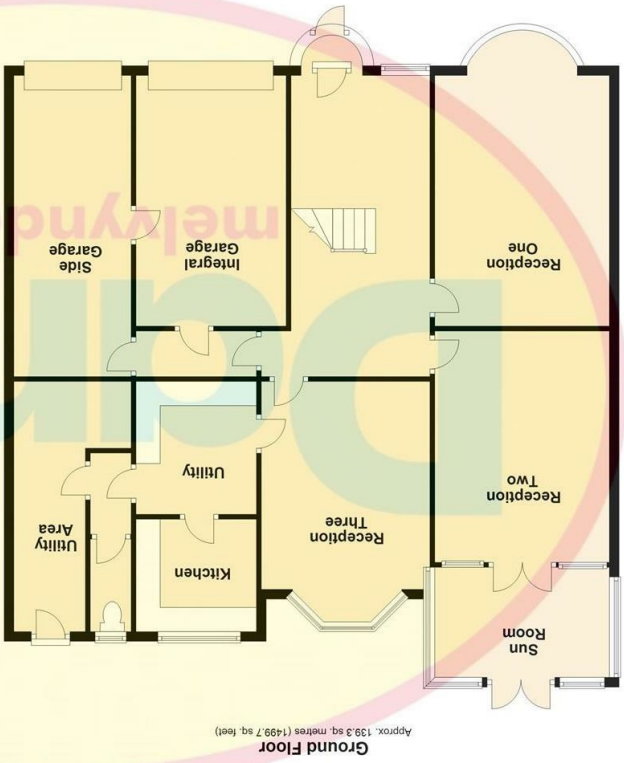
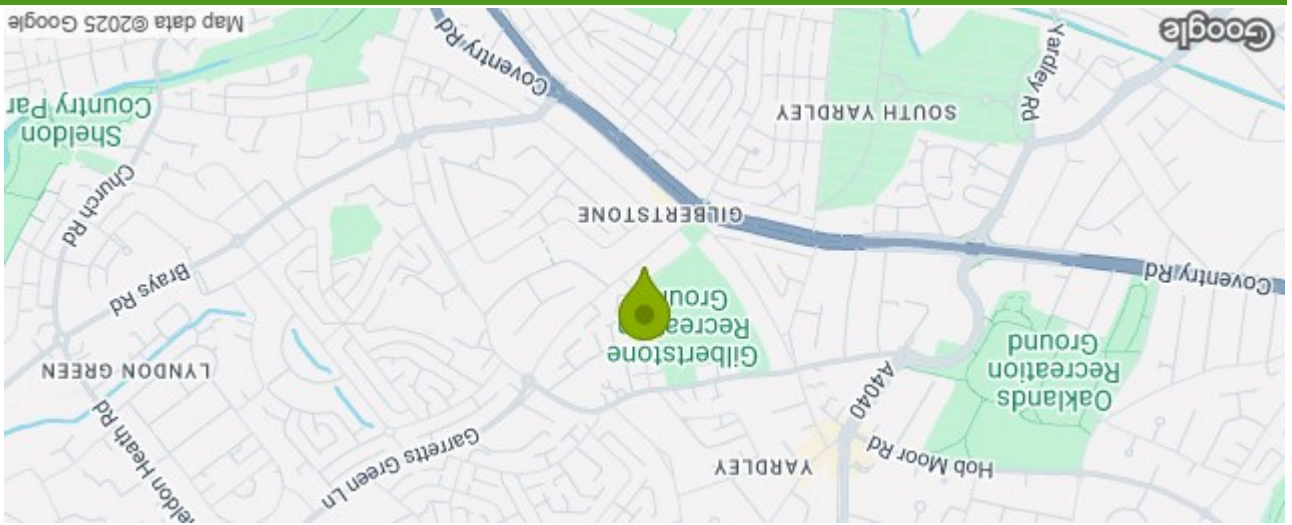
BROADBAND: We understand that the standard broadband download speed at the property is around 11 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 21/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited current mobile coverage (data taken from checker.ofcom.org.uk on 21/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Total area: approx. 231.2 sq. metres (2488.2 sq. feet)

30 Manor House Lane Yardley Birmingham B26 1PG  
Council Tax Band: F

| Energy Efficiency Rating                    |    |           |
|---------------------------------------------|----|-----------|
| Very energy efficient - lower running costs |    |           |
| (92 plus) A                                 |    |           |
| (81-91) B                                   |    |           |
| (69-80) C                                   |    |           |
| (55-68) D                                   |    |           |
| (39-54) E                                   |    |           |
| (21-38) F                                   |    |           |
| (1-20) G                                    |    |           |
| Not energy efficient - higher running costs |    |           |
| Current                                     | 57 | Potential |
| EU Directive 2002/91/EC                     |    |           |
| England & Wales                             |    |           |

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.