



6 Manor Lane, Harlaston
B79 9JS

Downes & Daughters
ESTATE AGENCY

6 Manor Lane, Harlaston
B79 9JS
£475,000

A rare opportunity to acquire an individually designed detached bungalow at the heart of this attractive rural village, in the shadows of St Matthew's Church and only moments away from the popular White Lion pub and Village Hall. The flexible accommodation extends to over 1,437 sq.ft, arranged over a single floor and is offered for sale with no onward chain and the rare benefit of a detached double garage. Briefly comprising: Entrance porch, hallway with storage cupboards, double aspect living room opening in to a formal dining room, kitchen diner with access to the rear garden and a utility and cloakroom. The three bedrooms are served by a family bathroom room. This delightful home sits behind an attractive brick wall boundary with a manicured front lawn with stylishly planted borders. The private tarmac driveway provides parking for a number of vehicles and the detached double garage boasts an electric roller door and a personnel door to the rear. This desirable package is then completed with a rear garden with shaped lawn, patio seating areas and established borders.

Viewing is advised to really appreciate the unique nature of this property and for the discerning buyer to understand its future potential.

INTERNAL ACCOMMODATION

Entrance Porch • Hallway With Storage Cupboards • Double Aspect Living Room With Parcel Doors Opening To... • Dining Room • Breakfast Kitchen With Pantry & Access To Rear Garden • Utility Room & WC • Bedroom One With Fitted Wardrobes • Bedroom Two With Fitted Wardrobes & Wash Basin • Bedroom Three • Bathroom

OUTSIDE

Attractive Curved Wall Boundary • Private Tarmac Driveway For A Number Of Cars • Manicured Lawned Fore Garden With Stylish Borders • Detached Double Garage With Electric Roller Door & Rear Personnel Door • Gated Side Access & Storage Area • Rear Garden With Shaped Lawn & Patio Seating Areas • Timber Summer House & Arbor

FURTHER INFORMATION

Council Tax Band E • Freehold (TBC By Solicitor) • Upvc Double Glazing • Oil Fired Central Heating (boiler 4 years old and serviced annually) • Solar Panels For Hot Water & Electric Contribution (owned not leased)







5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099
 www.downesanddaughters.co.uk



Total area: approx. 133.6 sq. metres (1437.6 sq. feet)



Environmental Impact (CO ₂) Rating	
Client	Domestic
Very environmentally friendly - lower CO ₂ emissions	(23 pphs) A
(41-47)	B
(69-80)	C
(95-88)	D
(138-64)	E
(211-38)	F
(412-91)	G
Not environmentally friendly - higher CO ₂ emissions	(1120)
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Client	Domestic
Very energy efficient - lower running costs	(92 pphs) A
(61-91)	B
(69-80)	C
(95-88)	D
(138-64)	E
(211-38)	F
(412-91)	G
Not energy efficient - higher running costs	(1120)
EU Directive 2002/91/EC	

75