



£520,000

**Stoney Lane, Yardley,
Birmingham, West Midlands, B25
8XY**

- Detached Dormer Bungalow
- Five Bedrooms
- Extended Family Residence
- Extended Kitchen
- Two Reception Rooms
- Driveway
- Ground Floor & First floor Bathrooms
- Conservatory
- Generous Mature Rear Garden
- Energy Performance Certificate D

EPC Rating

Current: D
Potential: C

Council tax band

Band = E

**** EXTENDED DORMER BUNGALOW ** MAIN ROAD LOCATION ** LARGE REAR GARDEN ****
This fantastic EXTENDED and DETACHED DORMER BUNGALOW must be viewed to appreciate the size of accommodation on offer!

This FIVE BEDROOM property is situated in a very popular location and is close to all local amenities and transport links. The property is accessed via the main road and small access drive leading to the front garden and DRIVEWAY providing ample parking for multiple vehicles and leading to the entrance door with accommodation comprising of:- enclosed porch, hallway, extended lounge, rear reception room, family kitchen, conservatory, THREE BEDROOMS, family bathroom and GENEROUS REAR GARDEN on the ground floor with TWO ADDITIONAL BEDROOMS and bathroom on the first floor. The property benefits from central heating and double glazing where specified. CALL OUR YARDLEY OFFICE ON 0121 783-3422 FOR A VIEWING!

EPC Rating D

APPROACH

The property is accessed from the main road via a small access driveway and leading to:-

Driveway

A block paved driveway providing parking for multiple vehicles with timber and brick

wall surround and leading to the entrance door.

Enclosed Porch

Leading to an additional entrance door into the hallway.

Entrance Hallway

Staircase to the first floor accommodation. Wood effect flooring. Radiators. Doors giving access to ground floor accommodation:-

Extended Lounge

19'7" x 13'8" (5.97m x 4.17m)

Double glazed windows to the front and radiators. Wood effect flooring.

Rear Reception Room

14'7" x 10'10" (4.45m x 3.30m)

Radiator. Wood effect flooring. Double glazed windows and sliding door to the rear leading into the conservatory.

Kitchen

14'8" x 14'3" (4.47m x 4.34m)

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with mixer up over. Freestanding gas cooker with extractor canopy over. Radiator. Plumbing for the washing machine. Ceiling spotlights. Tiling to the walls and flooring. Double glazed window and French doors to the rear giving access to the garden.

22'6" x 12'8" (6.86m x 3.86m)

Double glazed windows to rear and sides with double glazed French doors and sliding doors offering further access to the rear garden. Tiled flooring. Ceiling fan light.

9'8" x 7'2" (2.95m x 2.18m)

Suite comprises of a kidney shaped, bath unit, pedestal wash basin and low flush WC. Heated towel rail. Tiling to the walls and flooring. Ceiling spotlights. Obscure double glazed window to the side.

13'0" into bay window x 12'1" (3.96m '0.00m into bay window x 3.68m)

(Currently used as a an additional reception room) Double glazed window to the front and radiator.

12'3" at widest point x 7'11" (3.73m at widest point x 2.41m)

Double glazed window to the side and radiator.

14'0" x 13'6" (4.27m x 4.11m)

Double glazed window to the rear and radiator.

FIRST FLOOR

Double glazed skylight and doors giving access to first floor accommodation:-

23'0" maximum x 11'8" (7.01m maximum x 3.56m)

Skylight to the front and radiator. Storage cupboard and additional storage areas.

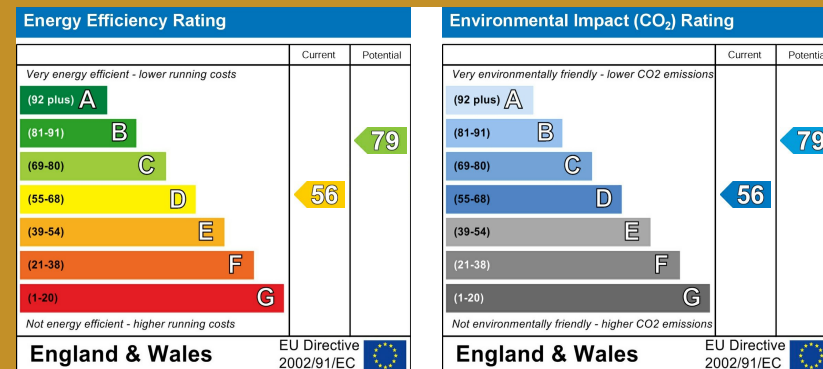
15'0" x 13'8" (4.57m x 4.17m)

Double glazed window to the rear and radiator. Storage cupboards and alcove.

Suite comprises of a panelled bath unit with a pedestal wash basin and low flush WC. Double glazed skylight. Part tiling to the walls. Radiator.

OUTSIDE

Timber fence perimeter with a side gate giving access to/from the front of the property. The rear garden is mainly laid to lawn with a feature patio area and steps leading to the mature garden with border trees and shrubbery. Timber storage shed.





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