

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Manor Gardens, Stechford, Birmingham, West Midlands, B33 8PS

£265,000



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**Manor Gardens, Stechford,
Birmingham, West Midlands, B33
8PS**

- Semi Detached House
- Three Generous Bedrooms
- Extended Family Kitchen
- Open Plan Lounge & Dining Area
- Block Paved Driveway & Garage
- Internal Viewing Recommended
- Popular Cul-De-Sac Location
- First Floor Shower Room & Guest W.C
- Front & Rear Gardens
- Energy Performance Rating D

EPC Rating

Current: D
Potential: B

Council tax band

Band = C

* SUPER FAMILY HOME * POPULAR
CUL- LOCATION * THREE GENEROUS
BEDROOMS * EXTENDED KITCHEN *
ONLINE 360 TOUR AVAILABLE NOW!!

HAVE YOU BEEN SEARCHING FOR
YOUR IDEAL PROPERTY?...THIS IS IT!!
This WELL PRESENTED, semi detached
house, has to be viewed to appreciate
the standard but don't take my word
for it!

CALL OUR YARDLEY OFFICE ON 0121-
783-3422 TO ARRANGE A VIEWING.
The property is accessed via a block
paved DRIVEWAY providing parking
for your vehicle along with an integral
GARAGE and leading to a double
glazed, enclosed porch. The property
comprises:- entrance hallway, guest
W.C, OPEN PLAN LOUNGE AND
DINING AREA, EXTENDED KITCHEN
WITH APPLIANCES INCLUDED, and
private rear garden to the ground
floor. To the first floor there are THREE
GENEROUS BEDROOMS and a
MODERN SHOWER ROOM.
The property benefits from central
heating and double glazing both
where specified.
Energy Rating Performance D

APPROACH

The property is accessed via a dropped
kerb and leading to:-

Driveway/Front Garden

A block paved driveway providing
parking for your vehicle along with an
INTEGRAL GARAGE and a small front
garden area leading to a double
glazed, entrance porch.

Enclosed Entrance Porch

Double glazed window and door to
the front allowing access to an
additional entrance door.

Entrance Hallway

Staircase to first floor landing.
Radiator. Doors leading to ground
floor accommodation:-

Guest W.C

Suite comprises of a wash basin and
low flush W.C Tiling to the walls to half
height. Obscured double glazed
window to the side.

Open Plan Lounge & Dining Room

**16'9" maximum x 15'7" x 9'11" minimum
(5.11m maximum x 4.75m x 3.02m
minimum)**

Radiators. Feature wooden fire

surround with coal effect gas fire. Double glazed window and french doors to the rear allowing access to the garden.

Family Kitchen

13'1" x 8'10" (3.99m x 2.69m)

A range of wall mounted and floor standing base units with work surfaces over incorporating a stainless steel, sink and drainer unit with a mixer tap over. Appliances include an electric hob and separate double oven and dishwasher. Partly tiled walls, Plumbing for a washing machine. Double glazed window and door to the rear allowing additional access to the garden.

FIRST FLOOR

Landing

Ceiling loft hatch. Double glazed window to the side. Doors leading to first floor accommodation:-

Bedroom One

11'1" x 8'1" (3.38m x 2.46m)

Double glazed window to the front and radiator. Fitted wardrobe and storage units.

Bedroom Two

15'8" x 9'10" (4.78m x 3.00m)

Double glazed window to the rear and radiator. Fitted wardrobes and storage units.

Bedroom Three

11'9" x 6'6" (3.58m x 1.98m)

Double glazed window to the rear and radiator.

Shower Room

Suite comprises of a wall mounted, boiler fed shower unit, pedestal wash basin and low flush w.c. Tiling to the walls. Airing cupboard with central heating boiler enclosed. Heated towel rail. Obscure double glazed window to the front.

OUTSIDE

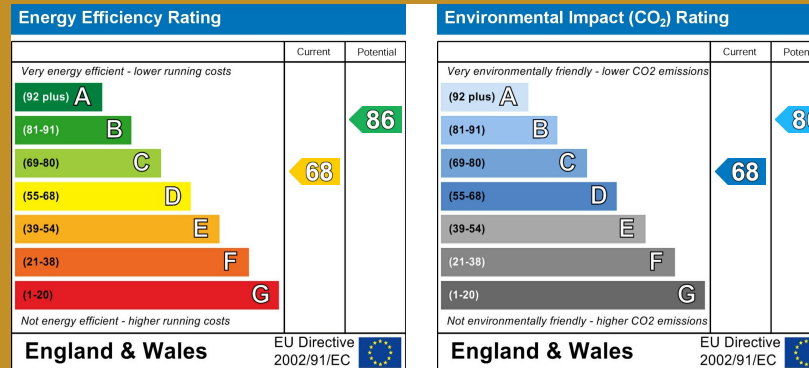
Rear Garden

Timber and Shrubbery perimeter with a side gate giving access to/from the front of the property. The rear garden is mainly laid to lawn with a block paved patio area and mature flower borders.

Garage

16'2" x 7'10" (4.93m x 2.39m)

With a metal up and over door to the front. Power and lighting.





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