

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Manor Road, Birmingham | £240,000

* SEMI DETACHED HOUSE * EXTENDED PROPERTY * THREE BEDROOMS * DRIVEWAY * 360
VIRTUAL TOUR AVAILABLE **

This is a great FAMILY PROPERTY OFFERING PLENTY OF SPACE and situated close to all local amenities and transport links. This won't be available for too long...

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING TODAY!

Accessed via a block paved DRIVEWAY providing parking for your vehicles, the property comprises: entrance, hall, TWO RECEPTION ROOMS, MODERN EXTENDED KITCHEN, CONSERVATORY and REAR GARDEN to the ground floor with THREE GENEROUS BEDROOMS and SHOWER ROOM on the first floor.

The property benefits from central heating and double glazing where specified.

Energy Performance Certificate D

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APPROACH

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

Driveway

A block paved driveway providing parking for your vehicles with a timber fenced perimeter to one side and border shrubbery to the other and leading to a double glazed entrance door.

Entrance Hallway

Stairs to first floor landing. Obscure double glazed window to the side. Radiator. Tiling to the floor area. Doors giving access to ground floor accommodation:-

Lounge

12'5" into bay window x 12'0" (3.78m into bay window x 3.66m)

Double glazed bay window to the front and radiator. Wood effect flooring. Feature wooden fire around with decorative electric fire.

Dining Room

13'10" x 12'7" (4.22m x 3.84m)

Radiator. Wood effect flooring. Feature fire surround with wall mounted decorative electric fire. Double glazed windows and a double glazed door to the rear leading to the conservatory. Under stairs storage cupboard.

Extended Kitchen

12'5" x 7'1" (3.78m x 2.16m)

A range of wall and base units with work surfaces over incorporating a sink and drainer unit with a mixer tap over. Appliances include a five ring gas hob with extractor canopy over and an electric oven underneath, integrated dish washer. Plumbing for a washing machine. Tiling to the walls and floor area. Radiator. Double glazed window to the rear.

Conservatory

8'10" x 7'8" (2.69m x 2.34m)

Double glazed windows to the rear and side and double glazed door allowing access to the rear garden. Wood effect flooring. Radiator.

FIRST FLOOR

Landing

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

Bedroom One

11'11" x 9'5" (3.63m x 2.87m)

Double glazed window to the front and radiator. Wood effect flooring.

Bedroom Two

14'0" x 10'0" (4.27m x 3.05m)

Double glazed window to the rear and radiator.

Bedroom Three

11'6" x 7'5" (3.51m x 2.26m)

Double glazed window to the front and radiator. Wood effect flooring.

Shower Room

Suite comprises of a "walk in" shower cubicle with a boiler fed, shower over, wash basin with storage underneath and low flush WC. Tiling to the walls. Airing cupboard. Heated towel rail. Obscure double glazed window to the rear.

OUTSIDE

Rear Garden

Timber fence perimeter with a side gate allowing access via a further gate to/from the front of the property. Wood decked patio area with a step leading to the main garden area which is mainly laid to lawn. Border shrubbery. Timber storage shed.

