



Offers In The Region Of £285,000 Manor Gardens, Birmingham, B33 8PS

- No Upward Chain
- Semi Detached Family Home
- Driveway & Rear Garden
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Family Bathroom
- Utility
- Close to Local Schools, Shops & Transport Links
- Early Viewing Essential

EPC Rating

Current: C
Potential: B

Council tax band

Band = C

**** GREAT FAMILY HOME * THREE
GENEROUS BEDROOMS * EXTENDED
SEMI DETACHED *
GARAGE CONVERTED ****

ARE YOU LOOKING FOR A HOME WITH
THREE GENEROUS BEDROOMS
?...THIS IS IT!!

This NICELY PRESENTED semi
detached house on the popular
MANOR GARDENS, STECHFORD is a
must see.

CALL OUR YARDLEY OFFICE ON 0121-
783-3422 TO ARRANGE A VIEWING.

The property is accessed via a block
paved DRIVEWAY providing parking,
leading to a double glazed enclosed
porch. The property comprises:-
entrance hallway, guest W.C, OPEN
PLAN LOUNGE AND DINING AREA,
KITCHEN, and private rear garden to
the ground floor. To the first floor there
are THREE GENEROUS BEDROOMS
and BATHROOM.

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

Energy Rating Performance C

APPROACH

Access is gained via block paved
driveway to:

Porch

With front door to;

Hallway

Stairs to first floor, under stairs storage,
central heating radiator and doors to;

Utility (garage conversion)

16'2 x 7'8 (4.93m x 2.34m)

Double glazed window to front, fired
with wall and base units, space and
plumbing.

Lounge

9'8 x 15'10 (2.95m x 4.83m)

With access to dining room and
central heating radiator.

Dining Room

15'11 x 9'8 (4.85m x 2.95m)

Double glazed window and door to
rear, central heating radiator and door
to;

Kitchen

12'7 x 6'4 (3.84m x 1.93m)

Double glazed window to side, fitted
with a range of matching wall, base
and drawer units with work surface
over incorporating sink and drainer
with oven hob and extractor.

Guest W.C

Double glazed frosted window to side, central heating radiator, low level w.c, wash hand basin.

FIRST FLOOR

Landing

Loft access, double glazed window to front and doors off:

Bedroom One

15'9 x 9'10 (4.80m x 3.00m)

Double glazed window to rear and central heating radiator

Bedroom Two

11'3 x 9'9 (3.43m x 2.97m)

Double glazed window to front and central heating radiator.

Bedroom Three

11'9 x 6'7 (3.58m x 2.01m)

Double glazed window to rear, central heating radiator and storage cupboard.

Bathroom

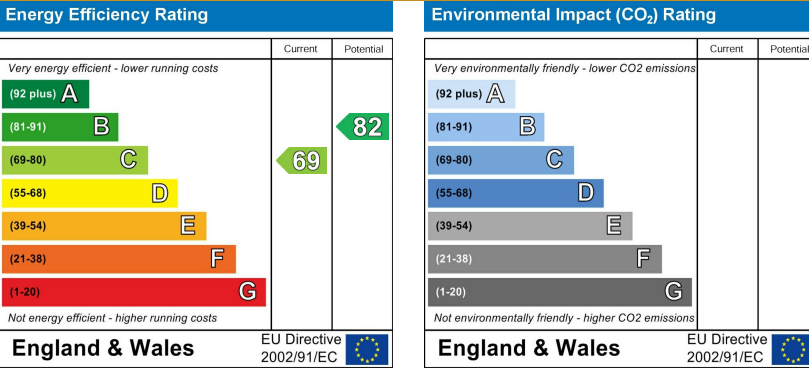
6'7 x 6'7 (2.01m x 2.01m)

Double glazed frosted window, suite comprising low level w.c, wash hand basin and panelled bath.

OUTSIDE

Rear Garden

Enclosed with side access





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