

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Moat Lane, Yardley | Offers Over £280,000

**\*\* LARGER STYLE SEMI DETACHED HOME \*\* POTENTIAL TO EXTEND (subject to planning) \*\* THREE BEDROOMS \*\* SOUGHT AFTER LOCATION \*\* VIRTUAL TOUR AVAILABLE \*\***

AN OPPORTUNITY TO PURCHASE THIS SEMI DETACHED HOME WHICH IS SITUATED IN A VERY POPULAR LOCATION IN YARDLEY!! .... PROPERTIES ON THIS ROAD DO NOT STAY ON THE MARKET FOR LONG!!

This semi detached house is accessed via a block paved front garden leading to front door, the accommodation comprises:- hallway, LOUNGE, KITCHEN DINER, guest W.C garden and REAR GARAGE. To the first floor TWO DOUBLE BEDROOMS, SINGLE BEDROOM, FAMILY BATHROOM to the first floor.

The property benefits from central heating and double glazing both where specified.  
CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING NOW!

Energy Performance Rating : D

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Approach

Access is gained via front garden :

Porch

Front door to:

Hallway

Stairs to the first floor, central heating radiator and doors off:

Reception One

11'7" x 11'2" (3.53m x 3.40m)

Double glazed bay window to front and central heating radiator.

Guest W.C

Low level w.c and wash hand basin

Kitchen Diner

18'0" x 12'0" (5.49m x 3.66m)

Double glazed window to rear, double glazed double doors to rear, fitted with a range of matching wall base and drawer units with work surface over sink and drainer with mixer tap over, oven hob and extractor.

First Floor

Landing

Stain glass window to side, loft access with (pull down ladder) and doors off

Bedroom

15'0" x 10'0" (4.57m x 3.05m)

Double glazed bay window to front, central heating radiator and fitted wardrobes

Bedroom

12'2" x 9'9" (3.71m x 2.97m)

Double glazed window to rear, central heating radiator and fitted wardrobes.

Bedroom

7'10" x 6'8" (2.39m x 2.03m)

Double glazed window to front, central heating and fitted wardrobe

Bathroom

Double glazed frosted window to side and rear, suite comprising panelled bath, low level w.c, wash hand basin, shower, heated towel rail and tiled walls

Outside

Rear Garden

Enclosed rear garden with patio area and lawned area.

Rear Garage

15'8" x 8'6" (4.78m x 2.59m)

