

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Manor House Lane, Birmingham, B26 1PG

£635,000



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- Well Presented Extended Detached Family Home
- Four Double Bedrooms
- Three Reception Rooms
- Downstairs Shower Room & First Floor Family Bathroom
- Extended Fitted Kitchen with Built in Appliances with Roof Lantern
- Great Size Garden
- Driveway for Several Cars
- Potential to Extend Further (subject to planning)
- Galleried Landing
- Close to Local Schools, Shops & Transport Links

EPC Rating

Current:

Potential:

Council tax band

Band = F

**** BEAUTIFULLY PRESENTED EXTENDED
DETACHED FAMILY HOME ** SOUGHT
AFTER LOCATION ** FOUR DOUBLE
BEDROOMS ** THREE RECEPTION ROOM

AN OPPORTUNITY TO PURCHASE A
SUPERB RESIDENCE , located in one of
the premier roads in YARDLEY, This is a
fabulous opportunity to buy this
EXTENDED PROPERTY EARLY VIEWING IS
ESSENTIAL.

CALL FOR AN IMMEDIATE VIEWING ON
0121-783-3422 To ensure you DON'T MISS
OUT!!

The property is approached via a
DRIVEWAY providing off road parking for
multiple vehicles, the property which
comprises of . entrance porch, reception
hallway, THREE RECEPTION ROOMS,
EXTENDED KITCHEN WITH ROOF
LANTERN, BI FOLD DOORS, ISLAND &
UNDERFLOOR HEATING, UTILITY ROOM,
SHOWER ROOM and GENEROUS REAR
GARDEN (with potential to extend subject
to planning) to the ground floor.

To the first floor Galleried Landing with
FOUR DOUBLE BEDROOMS and a family
bathroom.

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

Energy Performance Certificate :

APPROACH

Access is gained driveway leading to:

Porch

Door to:

Entrance Hallway

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

Reception Room

11'10 x 22'4 (3.61m x 6.81m)

Double glazed bay window to front,
double glazed double doors to rear with
double glazed windows to both sides.
Feature fireplace and two central heating
radiators.

Reception Room

13'11 x 11'10 (4.24m x 3.61m)

Double glazed double doors to rear with
double glazed windows to either side,
central heating radiator and feature
fireplace.

Reception Room

14'7 x 11'4 (4.45m x 3.45m)

Double glazed window to front and side,
and underfloor heating.

Extended Kitchen

17'3 x 24'1 (5.26m x 7.34m)

Double glazed bi fold doors to rear, roof

Lantern, underfloor heating, fitted with a range of matching wall base and drawer units with work surface over, island with integrated sink and drainer with mixer tap over, additional sink with tap for hot water and filtered water. Integrated appliances with fridge, freezer, wine fridge, dishwasher, double oven, hob and extractor and microwave.

Utility

8 x 6'10 (2.44m x 2.08m)

Door to front, underfloor heating, wall and base units with work surface incorporating stainless steel sink and drainer with mixer tap over, plumbing for washing machine.

Shower Room

Double glazed frosted window to side, suite comprising low level w.c, wash hand basin, walk in shower and central heating radiator.

FIRST FLOOR

Galleried Landing

Two double glazed window front and doors to:

Bedroom

22'3 x 9'11 (6.78m x 3.02m)

Double glazed windows to front and rear, two central heating radiators and fitted wardrobes.

Bedroom

14' x 7'11 (4.27m x 2.41m)

Double glazed window to rear and central heating radiator.

Bedroom

11'11 x 10 (3.63m x 3.05m)

Double glazed window to rear and central heating radiator.

Bedroom

11'7 x 8'10 (3.53m x 2.69m)

Double glazed window front and central heating radiator.

Family Bathroom

8'9 x 8'3 (2.67m x 2.51m)

Double glazed frosted window side, suite comprising low level w.c, bath, wash hand basin, walk in shower and tiled walls

OUTSIDE

Rear Garden

Enclosed rear garden with side access, being mainly laid to lawn with patio area, shubs and shed.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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