

Cottons

CHARTERED SURVEYORS

405 Clay Lane, Yardley, Birmingham,
B26 1ET

Offers in Excess of £449,900



- Significantly Extended Period Detached Home
- Three Bedrooms with Interconnecting Office/Fourth Bedroom (Master with En-Suite Wet Room)
- Spacious Family Room with Solid Oak Bi-Folding Doors
- EPC Rating: E(51)
- Ground Floor and First Floor Modern Bathrooms
- No Upward Chain

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A HIGHLY SPACIOUS and EXTENDED period DETACHED family home in a CONTEMPORARY MODERN and WELL-PRESENTED CONDITION THROUGHOUT.

Viewings VITAL to appreciate the accommodation on offer.

Benefiting from double glazing, gas central heating with PART UNDERFLOOR HEATING, the property comprises: block paved fore court, hallway, spacious family room with solid oak bi-fold doors to garden and open plan kitchen, lounge (formally two reception rooms), utility room, downstairs bathroom with WC, three bedrooms (master with en-suite wet room with WC and balcony), interconnecting fourth bedroom/office, luxury contemporary first floor bathroom with WC and built in TV and landscaped rear garden with detached brick built outbuilding functioning as entertainment area and bar. Offered with NO UPWARD CHAIN.

Property Tenure

Freehold

Council Tax Band

B

EPC Rating

E (51)

Location

The property is situated on the borders of Birmingham and Solihull in a convenient residential location, approximately:

- 820 metres from Acocks Green Train Station.
- 2 miles from Birmingham International Airport.
- 2.2 miles from Heartlands Hospital.
- 2.6 miles from Solihull Town Centre.
- 4.2 miles from Birmingham City Centre.

Description

A two-storey detached traditional family home, of traditional brick construction with a tiled pitch roof.

The house is believed to have originally been a farmhouse. It has been significantly altered and extended around 2007 and is in a modern and contemporary well-presented condition. Benefiting from double glazing and combi gas central heating.

Accommodation

Please refer to floor plan for room measurements.

Ground Floor

Hallway, family room with under floor heating and solid oak bi-fold doors leading onto garden, opening

into modern kitchen, through lounge (formally two reception rooms), utility room, bathroom with WC.

All floor coverings to the ground floor are solid wood or Travertine marble tiling.

First Floor

Stairs and landing, bedroom one (double), with modern en-suite shower room with WC, balcony and interconnecting fourth bedroom/office off, bedroom two (double), bedroom three (double), luxury bathroom with WC and built in TV.

There is scope that the first floor accommodation can be reconfigured to create four standard bedrooms.

Outside

Front - Block paved driveway providing off road parking for multiple vehicles.

Rear - Landscaped garden with brick built outbuilding used as entertainment room/bar (8.39 sq. metres)

Plot Size

583 sq. metres (0.14 acres) or thereabouts.

Availability

The property is offered with no upward chain.

Additional Fixtures

Colonial plantation shutters to all windows a to the front of the house and in the master bedroom are included in the sale.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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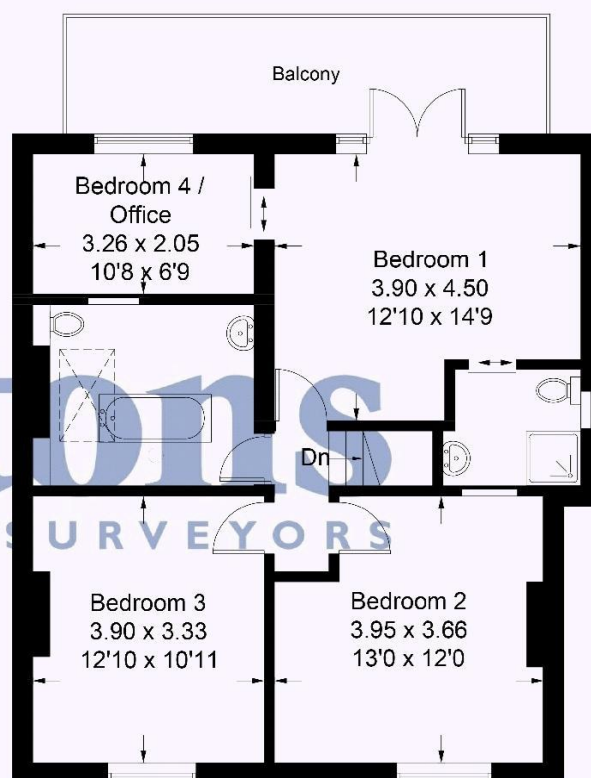
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405 Clay Lane

Approximate Gross Internal Area = 165.6 sq m / 1782 sq ft



Ground Floor



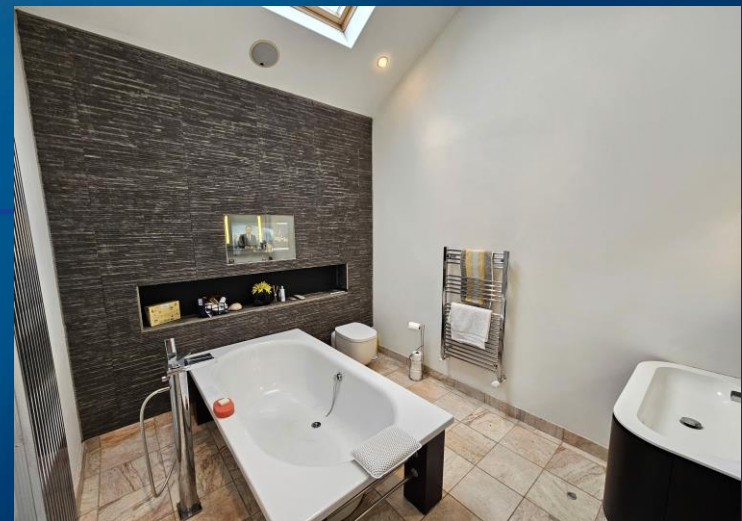
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1164228)



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Energy performance certificate (EPC)

405 Clay Lane BIRMINGHAM B26 1ET	Energy rating E	Valid until: 25 September 2032
		Certificate number: 2062-3020-9201-3452-6200

Property type	Detached house
Total floor area	146 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

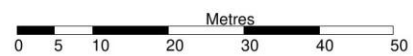
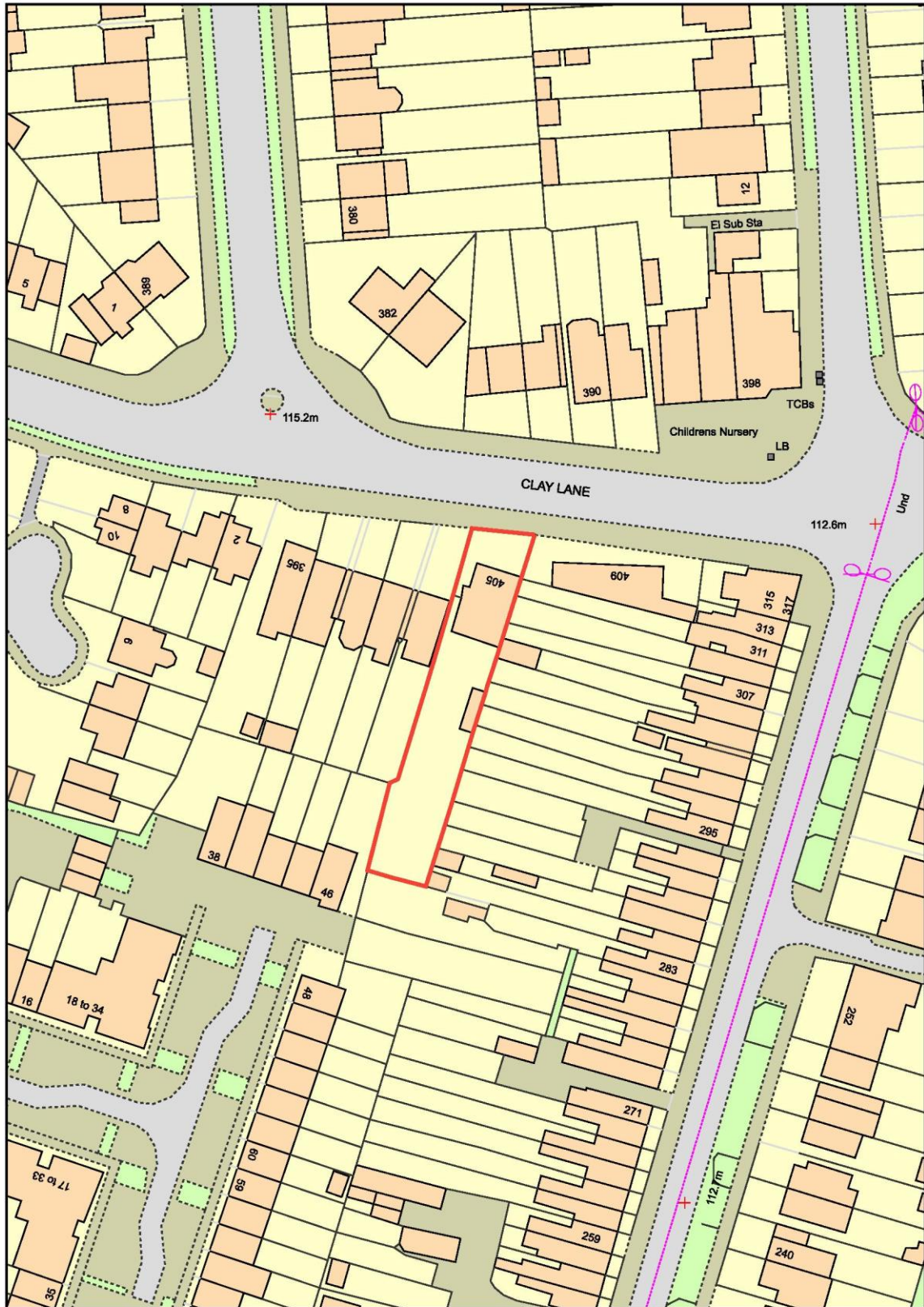
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance



Map Information

Scale: 1:1000

Date: 28/01/2025

Reference: 405 Clay Lane

Order No: 5698457

F!ND
PROFESSIONAL MAPPING INTELLIGENCE

