



Moat Lane, Yardley Birmingham

burchell
edwards



Property Description

NO CHAIN & GREAT LOCATION! This three bedroom semi is just perfect for a FAMILY or FIRST TIME BUYER looking for something to move straight in to and with potential to extend (stpp). On a very popular road in Yardley close to transport routes such as Birmingham International train station and airport, amenities and schools! Please call now to view on 0121 742 1725!

Entrance Hallway

Single glazed door and window to front elevation, central heating radiator and under stairs storage cupboard.

Lounge

17' 9" x 10' 8" (5.41m x 3.25m)
Double glazed bay window to front elevation, electric fire and central heating radiator.

Kitchen/ Diner

8' 9" x 17' 9" (2.67m x 5.41m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, double electric oven, gas hob, extractor hood, tiled to splash prone areas and central heating radiator.

Utility Room

9' 7" x 7' 10" (2.92m x 2.39m)
Double glazed windows to rear and side elevations, double glazed door to rear elevation, wall and base units with work surface, space and connections for a washing machine and tiled floor.



Landing

Single glazed feature stained glass window to side elevation, loft access and doors off to;

Bedroom One

14' 8" x 10' 11" (4.47m x 3.33m)
Double glazed bay window to front elevation and central heating radiator.

Bedroom Two

10' 8" x 12' 1" (3.25m x 3.68m)
Double glazed window to rear elevation and central heating radiator.

Bedroom Three

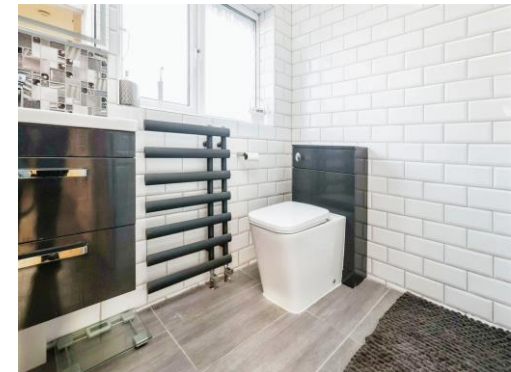
7' 1" x 6' 8" (2.16m x 2.03m)
Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, wash hand basin, WC, shower cubicle, spotlights, tiling to walls and floor and heated towel rail.

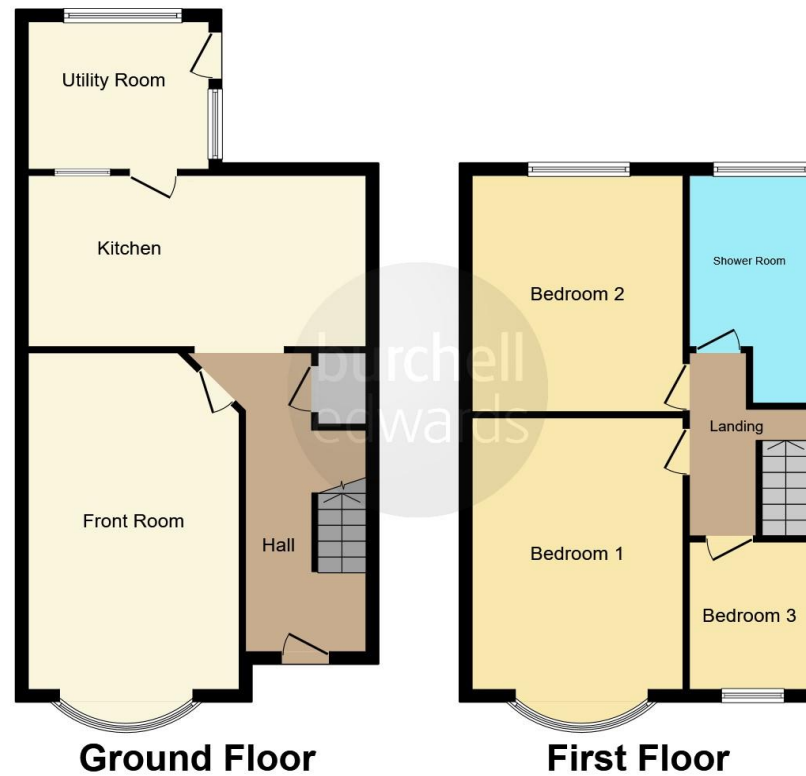
Garden

Patio area and laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: E

Tenure: Freehold

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