



Stoney Lane,  
**£390,000**



**Reeds Rains**

• *Since 1868* •

- EPC Rating - D
- Fantastic Four Bedroom Family Home
- Extended Kitchen Diner
- Separate Reception Room

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# Stoney Lane, Yardley, Birmingham

## £390,000

**FANTASTIC FAMILY HOME!** An opportunity to purchase a fabulous four bedroom semi detached property on a popular residential road in Yardley. The property has been extended at the rear and now offers a superb open plan kitchen dining space with bi-fold doors opening out to the rear garden, which is perfect for modern living. There is a separate living room to the front as well along with a utility room, ground floor wet room and refitted first floor bathroom. At the rear of the garden there is a summer house / office which also offers great extra space. Call now for a viewing to appreciate what this home has to offer. Current EPC Rating - D

### GROUND FLOOR

#### ENCLOSED PORCH

2.57m x 0.81m (8'5" x 2'8")

Having further door leading into:

#### ENTRANCE HALL

2.24m x 4.42m (7'4" x 14'6")

Having staircase leading to the first floor accommodation, radiator and doors leading off to:-

#### UTILITY AREA

1.75m x 3.96m (5'9" x 13'0")

Having a door giving access to the front of the property, frosted double glazed window to the front elevation, tiled flooring and tiled walls, appliance space with worktop over.

#### FRONT RECEPTION ROOM

3.48m (max) x 4.22m (max into bay) (11'5" (max) x 13'10" (max into bay))

Having a double glazed bay window to the front elevation and a radiator.

#### REAR RECEPTION ROOM

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

Having a radiator and opening through to the extended kitchen diner

#### EXTENDED DINING KITCHEN

7.80m (max) x 4.08m (average) (25'7" (max) x 13'5" (average))

A spacious fitted kitchen with underfloor heating, which has a matching range of wall and base units with complimentary work surfaces incorporating integrated fridge, freezer and dishwasher. There is also a fitted 5 ring gas hob and built in electric double oven. The kitchen area also has a central island with one and a half bowl sink and drainer unit and further worktop space. There is a double glazed window overlooking the rear elevation and bi-fold doors opening up to the rear garden. There is also access to an understairs storage cupboard and further door leading through to:-

#### UTILITY AREA

1.73m x 1.27m (5'8" x 4'2")

having appliance space, under floor heating and a door leading through to:-

#### WET-ROOM

1.75m x 1.22m (5'9" x 4'0")

Being fitted with an electric shower, and having a low level flush wc, sink unit, tiled flooring, tiled walls and an extractor fan.

### FIRST FLOOR

#### LANDING

Having an access hatch to the loft with pull down loft ladder and then doors leading off to:-

#### BEDROOM 1

3.48m x 4.29m (11'5" x 14'1")

Having a double glazed bay window to the front elevation, fitted wardrobes and a radiator.

#### BEDROOM 2

3.53m x 3.45m (11'7" x 11'4")

Having a double glazed window to the rear elevation, fitted wardrobes and a radiator.



For full EPC please contact the branch

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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### BEDROOM 3

2.29m x 2.29m (7'6" x 7'6")

Having a double glazed window to the front elevation and a radiator.

### BEDROOM 4

1.78m x 4.98m (5'10" x 16'4")

Having a double glazed window to the front elevation and a radiator.

### RE-FITTED BATHROOM

4.19m x 1.85m (13'9" x 6'1")

Being fitted with a white suite comprising of a panel bath, separate walk-in shower, sink unit, low level flush WC, heated towel rail, tiled floor and partly tiled walls, there is also two frosted double glazed windows to the rear elevation.

### REAR GARDEN

Having a patio area to the forefront of the garden and then having steps up to the second tier of the garden which has artificial grass along with decorative stoned area and fencing to the perimeter. There is also a path that leads to the summer house.

### SUMMER HOUSE / OFFICE

Having two double glazed windows overlooking the garden and one double glazed window to the side elevation. There is a separate wc within the summer house and also a kitchen area with low level cupboards and a sink unit.

### FRONT GARDEN

Providing off road parking for several cars and a low level wall to the front perimeter.

### FLOORPLAN

#### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### Floorplan Clause



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Measurements are approximate. Not to Scale. For Illustrative purposes only