



Moat Lane
Yardley Birmingham

burchell
edwards

Moat Lane Yardley Birmingham B26 1TJ

for sale
£210,000



Property Description

This charming two-bedroom mid-terraced property on Moat Lane offers a fantastic opportunity for anyone seeking a well-presented home in a convenient and popular location. Thoughtfully laid out and filled with natural light, it combines comfortable living spaces with practical features that suit modern lifestyles.

The ground floor features a welcoming living room with ample space for relaxation, leading through to a bright kitchen/diner that opens onto the rear garden—perfect for everyday living or entertaining. Upstairs, you'll find two generously sized bedrooms, along with a well-appointed family bathroom.

Outside, the property benefits from a private rear garden, ideal for outdoor dining, gardening, or simply unwinding. On-street parking is available directly outside the property.

Situated close to local shops, schools, transport links, and green spaces, this home offers both comfort and convenience. Whether you're a first-time buyer, downsizer, or investor looking for a reliable rental opportunity, this Moat Lane property is a smart and appealing choice.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Entrance Hallway

Stairs to first floor accommodation.

Lounge

Double glazed bay window to front elevation and gas fire.

Kitchen

Two double glazed windows to rear elevation, a range of wall and base units with work

surface over incorporating a sink with drainer unit, gas hob and oven, microwave, fridge, tiled flooring and storage pantry.

Utility Room

Double glazed door to side elevation, electric radiator, W.C, wash hand basin, extractor and tiled flooring.

Landing

Loft access via hatch and all doors off.

Bedroom One

Double glazed window to front elevation, gas fire radiator and fitted wardrobes.

Bedroom Two

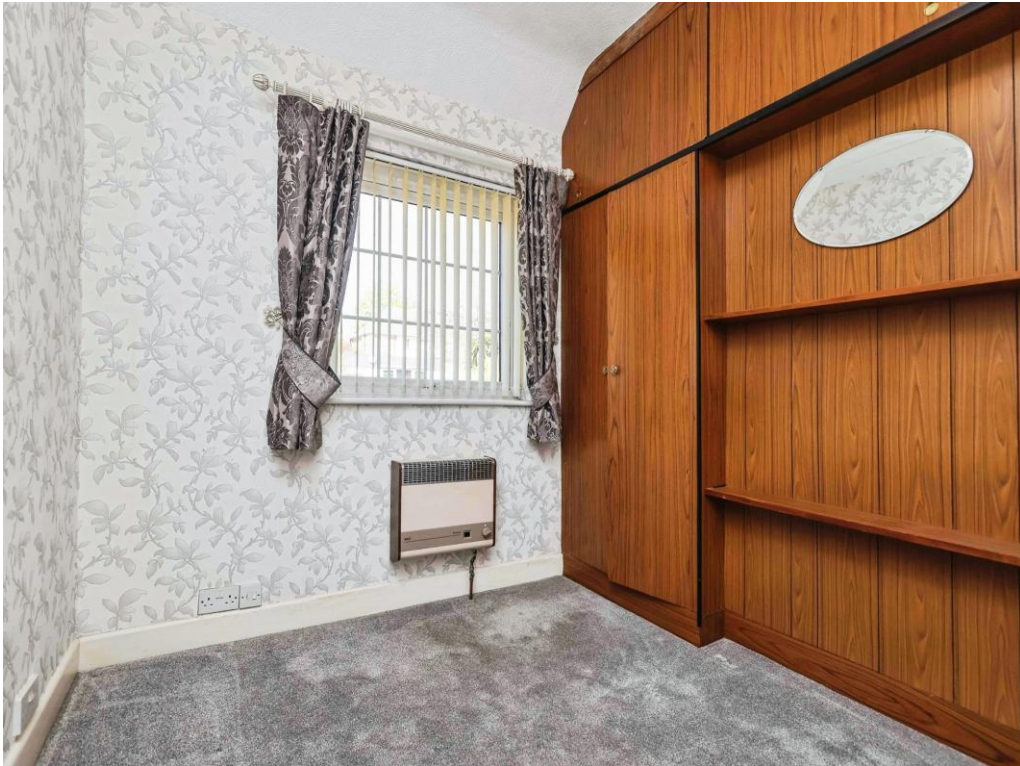
Double glazed window to rear elevation, gas fire radiator and fitted wardrobes.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, electric shower, tiling to walls and tiled flooring.

Rear Garden

Block paved patio, laid to lawn, outside tap, storage shed, side access to frontage and fencing to boundaries.









Total floor area 61.3 m² (660 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211642



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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