PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Moat Lane, Yardley | £290,000

* EXTENDED SEMI DETACHED HOUSE * FIVE BEDROOMS * POPULAR LOCATION * INTERNAL VIEWING ESSENTIAL * 360 ONLINE VIEWING AVAILABLE! *

THIS EXTENDED SEMI DETACHED FAMILY HOME REALLY TICKS ALL OF OF THE BOXES!! situated in a very popular location MOAT LANE, YARDLEY. CLOSE TO LOCAL SHOPS, SCHOOLS AND TRANSPORT LINKS
This super residence is approached via a DRIVEWAY providing parking for off road parking and leading to a double glazed porch the accommodation comprises of:- Entrance hallway, LOUNGE, KITCHEN WITH DINING AREA, CONSERVATORY, guest w.c and rear garden on the ground floor WITH SUMMER HOUSE AND REAR GARAGE. To the first floor there are THREE BEDROOMS and a FAMILY BATHROOM. To the Second Floor a further TWO BEDROOMS
The property benefits from central heating and double glazing both where specified.

Energy Performance Rating E

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APPROACH
Access is gained via driveway leading to :

Porch
With front door to :

Hallway
Stairs to first floor, central heating radiator and door to:

Lounge
21'1" into bay window x 9'10" (6.43m into bay window x 3.00m)
Double glazed bay window to front, feature fire place, central heating radiator and door to:

Dining Area
9'10" x 9'5" (3.00m x 2.87m)
Double glazed double doors to rear and central heating radiator.

Conservatory
14'10" x 9'8" (4.52m x 2.95m)
Double glazed double doors to rear, double glazed windows to side and rear.

Kitchen
13'7" x 5'3" (4.14m x 1.60m)
Double glazed window to rear, fitted with a range of matching wall base and drawer units with work surface over incorporating stainless steel sink and drainer with mixer tap over.

FIRST FLOOR

Landing
Double glazed window to side, space saving stairs to second floor and doors off:

Bedroom
13'2" into bay window x 9'10" (4.01m into bay window x 3.00m)
Double glazed bay window to front and central heating radiator.

Bedroom
10'2" x 9'10" (3.10m x 3.00m)
Double glazed window to rear and central heating radiator.

Bedroom
6'10" x 5'4" (2.08m x 1.63m)
Double glazed window to front and central heating radiator.

Shower Room
Double glazed frosted window to rear, suite comprising low level w.c, wash hand basin, walk in shower and heated towel rail.

SECOND FLOOR

Landing

Bedroom
9'5" x 8'9" (2.87m x 2.67m)
Double glazed window to front

Bedroom
8'5" x 7'7" (2.57m x 2.31m)
Double glazed window to rear

OUTSIDE

Rear Garden
enclosed with patio area, summer house and rear access.

Rear Garage





