



# Manor House Lane, Yardley

**£365,000**

- WELL MAINTAINED & EXTENDED DETACHED HOUSE
- PORCH & ENTRANCE HALL
- EXTENDED DINING KITCHEN
- BATHROOM/SEPARATE WC & EN SUITE
- PLEASANT REAR GARDEN
- NO ONWARD CHAIN
- LOUNGE/DINER
- THREE DOUBLE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- INTEGRAL GARAGE & GOOD DRIVEWAY

A very well maintained and extended detached house on a sought after road in Yardley, no onward chain. In close proximity to a good range of shops, facilities and transport links. This is a superb family home and must be viewed to be fully appreciated. Comprising enclosed porch, entrance hall, lounge/diner, extended dining kitchen and integral garage to the ground floor. Upstairs there are three double bedrooms with an en suite shower to bedroom two, the family bathroom and a separate WC. Further benefiting from central heating, double glazing, pleasant rear garden and a driveway providing off road parking for multiple vehicles. Viewing strongly advised.

**FRONT**

Off road parking for multiple vehicles via a gravelled driveway, access to the integral garage and access to UPVC double glazed French doors to:-

**ENCLOSED PORCH**

Double glazed window to the front and side, wall light, laminate flooring and opaque glazed doors to:-

**ENTRANCE HALL**

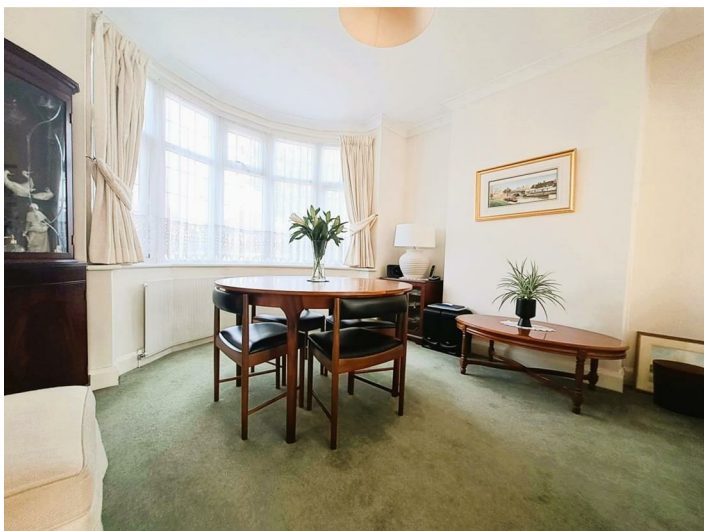
Stairs to the first floor, under stairs storage cupboard, radiator, power and light points and doors to:-

**LOUNGE/DINER**



**DINING AREA**

**13' to bay x 11'8 (3.96m to bay x 3.56m)**



Double glazed bay window to the front, radiator, power and light points and opening onto:-

**LOUNGE AREA**

**14'3 to bay x 11'9 max (4.34m to bay x 3.58m max)**



UPVC double glazed French doors onto the rear garden, double glazed windows to the rear, radiator, gas fire with a surround, marble back and hearth, power and light points

**EXTENDED DINING KITCHEN**

**15'2 max x 15'2 max (4.62m max x 4.62m max)**



Fitted with a good range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drain unit with mixer tap and tiling to splash prone areas. Fitted electric oven with an induction hob and extractor hood over, integrated dishwasher and a plinth heater. Double glazed window to the rear, UPVC double glazed door to the rear garden, radiator, tiled floor, power and light points and door to:-

**INTEGRAL GARAGE**

**18' x 7' (5.49m x 2.13m)**

With timber doors opening onto the driveway, space and plumbing for appliances, power and light points

**LANDING**

Loft access, power and light points and doors to:-

**BEDROOM ONE**

**11' incl wardrobes x 14'5 to bay (3.35m incl wardrobes x 4.39m to bay)**



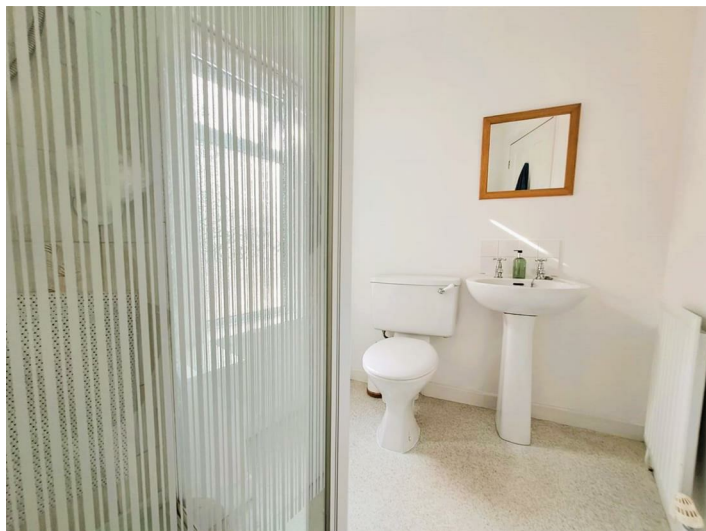
Double glazed bay window to the rear, radiator, fitted wardrobes, power and light points

**BEDROOM TWO**  
**15'8 max x 10'3 max (4.78m max x 3.12m max)**



Two double glazed windows to the front, radiator, fitted wardrobes, power and light points and door to:-

**EN SUITE SHOWER ROOM**



Fitted with a shower cubicle with electric shower, pedestal wash/hand basin and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the side, radiator, extractor fan and ceiling light point

**BEDROOM THREE**  
**13'8 to bay x 11' max (4.17m to bay x 3.35m max)**



Double glazed bay window to the front, radiator, power and light points

**BATHROOM**

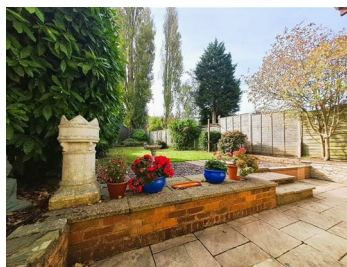


fitted with a panelled bath with an electric shower over and a pedestal wash/hand basin. Tiling to splash prone areas, opaque double glazed window to the rear, radiator, airing cupboard, tiled floor, shaver point and ceiling light point

**SEPARATE WC**

Fitted with a low level flush WC, opaque single glazed window to the side, radiator, tiled floor and ceiling light point

**REAR GARDEN**



The rear garden has a patio area to the forefront, lawned section and shrub borders. There is a timber storage shed, fencing to the perimeters and a covered, gated side access leading to the front driveway.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** E

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**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.



**Full Postal Address:**  
63 Manor House Lane Yardley  
Birmingham B26 1PF

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	