



Manor House Lane, Yardley

£325,000

- LARGER STYLE SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- PORCH & ENTRANCE HALL
- LOUNGE & DINING ROOM
- EXTENDED KITCHEN & UTILITY
- THREE BEDROOMS
- FOUR PIECE BATHROOM
- CENTRAL HEATING & DOUBLE GLAZING
- DRIVEWAY & SIDE GARAGE
- REAR GARDEN

A larger style, well maintained semi detached house on a sought after road in Yardley with SCOPE TO EXTEND (STPP) and NO ONWARD CHAIN. This lovely property will make the perfect family home and is in a superb location near to a good range of shops, schools and facilities. Comprising enclosed porch, entrance hall, lounge, dining room, extended kitchen and utility to the ground floor. Upstairs there are three bedrooms and a four piece bathroom. Further benefiting from central heating, good size driveway, side garage and rear garden.

FRONT

Off road parking for multiple vehicles via a tarmacadam driveway, lawned section and access to UPVC double glazed doors to:-

ENCLOSED PORCH

Double glazed windows to the front and sides, wall light, laminate flooring and a hardwood opaque glazed door to:-

ENTRANCE HALL

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

LOUNGE

11'1 x 13'1 to bay (3.38m x 3.99m to bay)



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

DINING ROOM

10'7 x 13'11 to bay (3.23m x 4.24m to bay)



Double glazed bay window to the rear, radiator, laminate flooring, power and light points

EXTENDED KITCHEN

7'3 max x 14'11 (2.21m max x 4.55m)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven/grill, inset gas hob with an extractor hood over, double glazed windows to the rear and side, radiator, tiled floor, power and light points and door to:-

UTILITY

8'7 max x 12'8 (2.62m max x 3.86m)

Space and plumbing for appliances, double glazed windows to the rear and side, radiator, power and light points, door to the rear garden and door to:-

SIDE GARAGE

7'9 max x 25'10 (2.36m max x 7.87m)

With timber doors onto the driveway, wall mounted boiler, power and light points

LANDING

opaque double glazed window to the side, loft access, ceiling light point and doors to:-

BEDROOM ONE

10'9 max x 13'9 to bay (3.28m max x 4.19m to bay)



Double glazed bay window to the rear, radiator, laminate flooring, power and light points

BEDROOM TWO

10'9 max x 13'2 to bay (3.28m max x 4.01m to bay)



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

BEDROOM THREE

7'9 x 6'11 (2.36m x 2.11m)

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

FOUR PIECE BATHROOM

5'9 x 7'9 (1.75m x 2.36m)



Fitted with a paneled bath, shower cubicle with a mixer shower, pedestal sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, radiator and ceiling light point

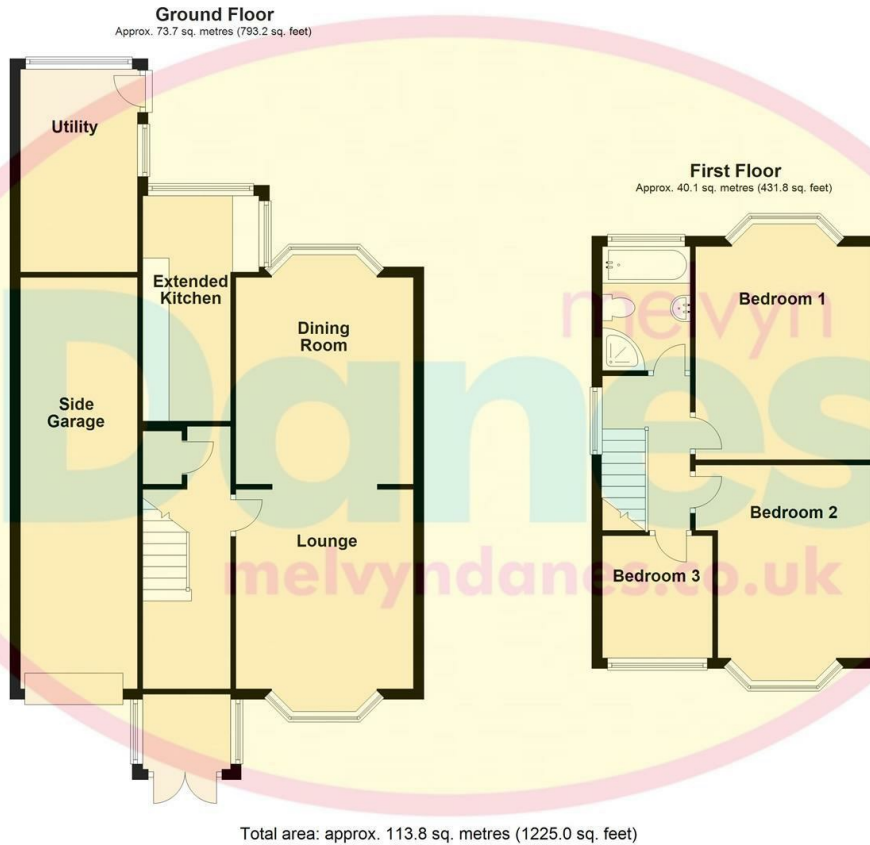
REAR GARDEN



The rear garden is laid to lawn with a patio to the fore and wall and fencing to the perimeters.

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.



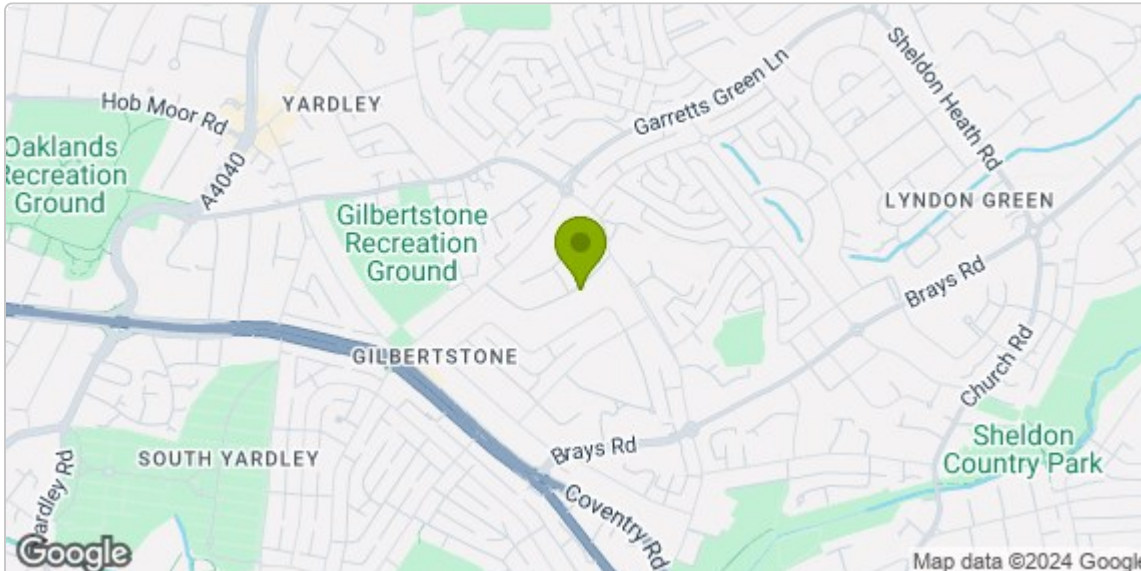
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: C

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:
131 Manor House Lane
Yardley Birmingham B26 1PS

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	