

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Manor House Lane, Birmingham | £635,000

**** BEAUTIFULLY PRESENTED EXTENDED DETACHED FAMILY HOME ** SOUGHT AFTER LOCATION **
FOUR DOUBLE BEDROOMS ** THREE RECEPTION ROOM ****

AN OPPORTUNITY TO PURCHASE A SUPERB RESIDENCE , located in one of the premier roads in YARDLEY, This is a fabulous opportunity to buy this EXTENDED PROPERTY EARLY VIEWING IS ESSENTIAL. CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 To ensure you DON'T MISS OUT!! The property is approached via a DRIVEWAY providing off road parking for multiple vehicles, the property which comprises of . entrance porch, reception hallway, THREE RECEPTION ROOMS, EXTENDED KITCHEN WITH ROOF LANTERN, BI FOLD DOORS, ISLAND & UNDERFLOOR HEATING, UTILITY ROOM, SHOWER ROOM and GENEROUS REAR GARDEN (with potential to extend subject to planning) to the ground floor.

To the first floor Galleried Landing with FOUR DOUBLE BEDROOMS and a family bathroom. The property benefits from central heating, double glazing both where specified. Energy Performance Certificate :

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APPROACH

Access is gained driveway leading to:

Porch

Door to:

Entrance Hallway

Stairs to the first floor, central heating radiator and doors off:

Reception Room

11'10 x 22'4 (3.61m x 6.81m)

Double glazed bay window to front, double glazed double doors to rear with double glazed windows to both sides. Feature fireplace and two central heating radiators.

Reception Room

13'11 x 11'10 (4.24m x 3.61m)

Double glazed double doors to rear with double glazed windows to either side, central heating radiator and feature fireplace.

Reception Room

14'7 x 11'4 (4.45m x 3.45m)

Double glazed window to front and side, and underfloor heating.

Extended Kitchen

17'3 x 24'1 (5.26m x 7.34m)

Double glazed bi fold doors to rear, roof Lantern, underfloor heating, fitted with a range of matching wall base and drawer units with work surface over, island with integrated sink and drainer with mixer tap over, additional sink with tap for hot water and filtered water. Integrated appliances with fridge, freezer, wine fridge, dishwasher, double oven, hob and extractor and microwave.

Utility

8 x 6'10 (2.44m x 2.08m)

Door to front, underfloor heating, wall and base units with work surface incorporating stainless steel sink and drainer with mixer tap over, plumbing for washing machine.

Shower Room

Double glazed frosted window to side, suite comprising low level w.c. wash hand basin, walk in shower and central heating radiator.

FIRST FLOOR

Galleried Landing

Two double glazed window front and doors to:

Bedroom

22'3 x 9'11 (6.78m x 3.02m)

Double glazed windows to front and rear, two central heating radiators and fitted wardrobes.

Bedroom

14' x 7'11 (4.27m x 2.41m)

Double glazed window to rear and central heating radiator.

Bedroom

11'11 x 10 (3.63m x 3.05m)

Double glazed window to rear and central heating radiator.

Bedroom

11'7 x 8'10 (3.53m x 2.69m)

Double glazed window front and central heating radiator.

Family Bathroom

8'9 x 8'3 (2.67m x 2.51m)

Double glazed frosted window side, suite comprising low level w.c, bath, wash hand basin, walk in shower and tiled walls

OUTSIDE

Rear Garden

Enclosed rear garden with side access, being mainly laid to lawn with patio area, shubs and shed.

