



# Moat Lane, Yardley

**£320,000**

- SEMI DETACHED HOUSE
- PORCH & ENTRANCE HALL
- KITCHEN & CONSERVATORY
- SHOWER ROOM & SEPARATE WC
- DRIVEWAY & SIDE GARAGE
- GENEROUS PLOT/NO CHAIN
- TWO SEPARATE RECEPTION ROOMS
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- LARGE REAR GARDEN

A semi detached house occupying a generous plot with the benefit of no onward chain. This property has so much potential to extend (STPP) and is a real blank canvas to improve. Located on a sought after road, overlooking Gilbertstone Recreational Ground and near to a good range of shops, schools and transport links. Comprising porch, entrance hall, two separate reception rooms, conservatory, kitchen and guest WC to the ground floor. Upstairs there are three bedrooms, a re fitted shower room and separate WC. Further benefiting from central heating, double glazing, driveway, side garage and generous rear garden.

### FRONT

Off road parking via a concrete driveway and access to the side garage. There is a lawned front garden and steps leading to a UPVC double glazed door to:-

### PORCH

Meter cupboard, wall light, tiled floor and a hardwood opaque glazed door to:-

### ENTRANCE HALL

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

### RECEPTION ROOM ONE

**11'2 max x 12'7 to bay (3.40m max x 3.84m to bay)**



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

### RECEPTION ROOM TWO

**10'5 max x 13'3 (3.18m max x 4.04m)**



Radiator, power and light points and UPVC double glazed patio doors to:-

### CONSERVATORY

**9'9 x 7'3 (2.97m x 2.21m)**

Double glazed patio doors to the rear garden, radiator and a power socket

### KITCHEN

**6'10 x 8'10 (2.08m x 2.69m)**



Fitted with base and drawer units and a single eye level unit, work surface incorporating a stainless steel sink/drainage unit with mixer tap and tiling to splash prone areas. Space for a fridge/freezer, double glazed window to the side, radiator, power and light points and a hardwood glazed door to:-

### LOBBY

UPVC double glazed door to the rear garden, radiator and doors to:-

### STORAGE CUPBOARD

### GUEST WC

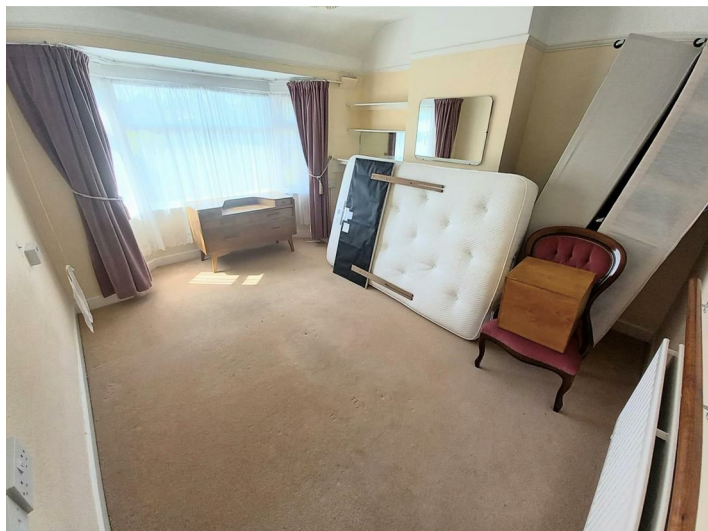
Fitted with a high level flush WC, water meter, power and light point

### LANDING

Double glazed window to the side, loft access, power and light points and doors to:-

### **BEDROOM ONE**

**10'5 max x 12'11 to bay (3.18m max x 3.94m to bay)**



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

### **BEDROOM TWO**

**10'5 max x 12'11 (3.18m max x 3.94m)**



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

### **BEDROOM THREE**

**7 x 7'5 (2.13m x 2.26m)**

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

### **RE FITTED SHOWER ROOM**

**6'9 max x 6' max (2.06m max x 1.83m max)**



Re fitted with a good sized shower cubicle with electric shower and a vanity sink. Tiling to a full height throughout, double glazed window to the rear, radiator, airing cupboard and ceiling light point

### **SEPARATE WC**

Fitted with a low level flush WC, tiling to a half height throughout, opaque double glazed window to the side and ceiling light point

### **GENEROUS REAR GARDEN**



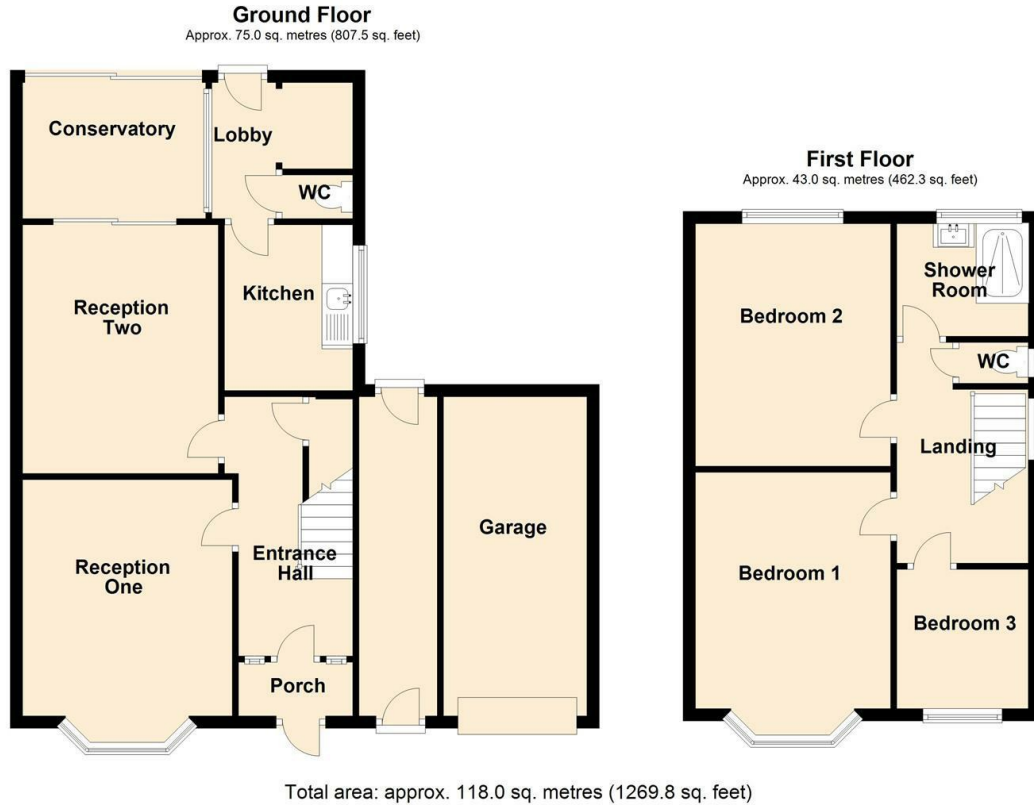
This large rear garden is mostly laid to lawn with a patio area to the fore. There are numerous flower and shrub borders, fencing to the perimeter and a timber storage shed

### **SIDE GARAGE**

With a metal up and over door onto the driveway and access into the storage shed to the side.

# 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.



## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

## THE CONSUMER PROTECTION REGULATIONS

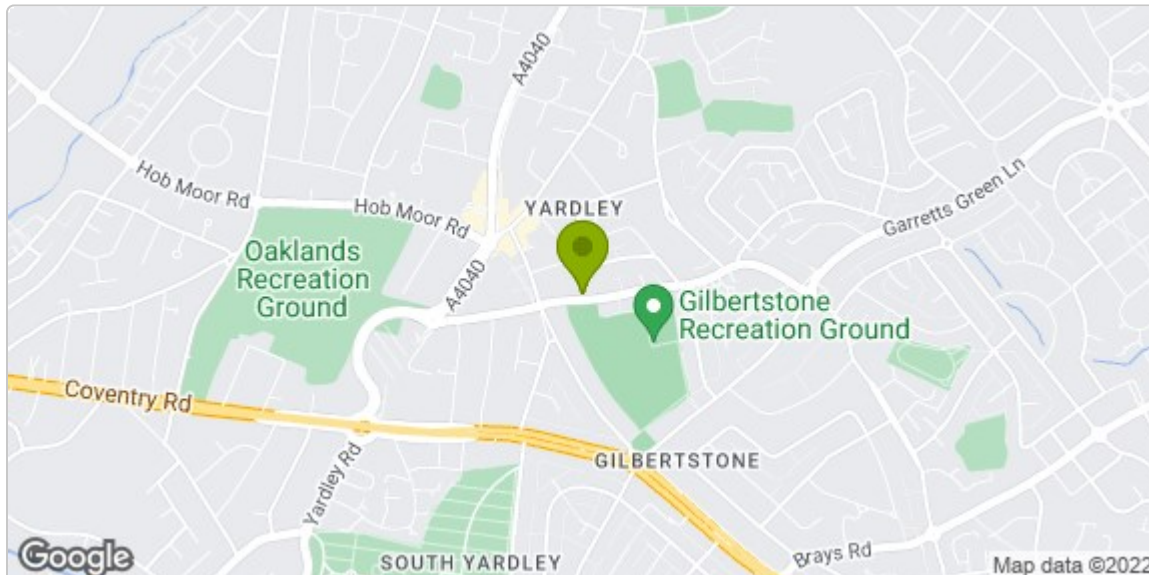
The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

## DRAFT SALES PARTICULARS

Please note that these sales particulars have not yet been verified by the vendor, therefore they may not be factually correct.

## MEASUREMENTS

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## ADDRESS

24 Moat Lane Yardley  
Birmingham B26 1TJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>88</b>
	<b>49</b>	
England & Wales		EU Directive 2002/91/EC