



smarthomes

## Clay Lane

South Yardley , Birmingham, B26 1DY

- A Well Presented Three Bedroom Semi Detached Property
- Lounge With Log Burner & Breakfast Kitchen
- Utility Room, Guest WC & Family Bathroom
- Low Maintenance Rear Garden With Garage To Rear

**£225,000**

EPC Rating '56'







## Property Description

The property is set back from the road behind a tarmac driveway providing off road parking for multiple vehicles extending to obscure glazed door to side passage and canopy porch with UPVC double glazed front door leading through to

### Entrance Hallway

With laminate flooring, radiator, ceiling light point, stairs leading to the first floor accommodation and doors radiating off to

### Lounge to Front

11' 5" into bay x 9' 6" (3.5m x 2.9m) With UPVC double glazed bay window to front elevation, radiator, wood effect laminate flooring, ceiling light point and log burning stove with wooden mantle and slate hearth





### **Breakfast Kitchen to Rear**

12' 9" x 8' 2" (3.9m x 2.5m) Being fitted with a range of wall, drawer and base units incorporating wine rack, roll top wood effect laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset eye-level Beko electric oven, space for fridge freezer, space and plumbing for dishwasher, laminate flooring, ceiling light point, radiator and double glazed patio door leading out to the rear garden

### **Utility to Rear**

6' 6" x 4' 11" (2.0m x 1.5m) With space and plumbing for washing machine, space for fridge, base unit, laminate work surface, radiator, UPVC double glazed window to rear elevation, tiled flooring and opening through to

### **Guest WC**

With low flush WC incorporating wash hand basin, tiling to half height, UPVC obscure double glazed window to side elevation and ceiling light point

### **Side Passage**

20' 0" x 2' 7" (6.1m x 0.8m) With UPVC obscure double glazed doors to driveway and rear garden, wood effect laminate flooring and spot lights to ceiling

### **Accommodation on the First Floor**

#### **Landing**

With UPVC obscure double glazed window to side elevation, door to useable loft space and further doors radiating off to

#### **Bedroom One to Front**

9' 6" x 12' 1" (2.9m x 3.7m) With UPVC double glazed bay window to front elevation, radiator and ceiling light point

#### **Bedroom Two to Rear**

9' 6" x 9' 6" (2.9m x 2.9m) With UPVC double glazed window to rear elevation, radiator and ceiling light point

#### **Bedroom Three to Front**

6' 2" x 4' 11" (1.9m x 1.5m) With UPVC double glazed window to front elevation, radiator and ceiling light point



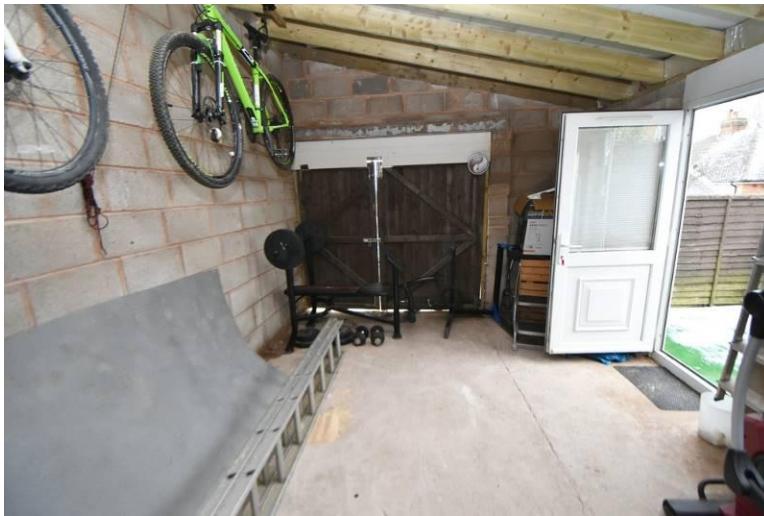


### Family Bathroom to Rear

6' 6" x 4' 11" (2.0m x 1.5m) Being fitted with a three piece white suite comprising P-shaped panelled bath with centralised mixer tap, thermostatic shower and glazed screen, low flush WC and vanity wash hand basin, UPVC obscure double glazed window to rear, tiling to walls, shaver socket, ladder style radiator, ceiling light point, tiled flooring and airing cupboard housing Worcester Bosch combination boiler

### Useable Loft Space

9' 2" x 9' 2" with restricted head height (2.8m x 2.8m) With Velux window, storage to eaves, ceiling light point, radiator and electric power points



### Low Maintenance Rear Garden

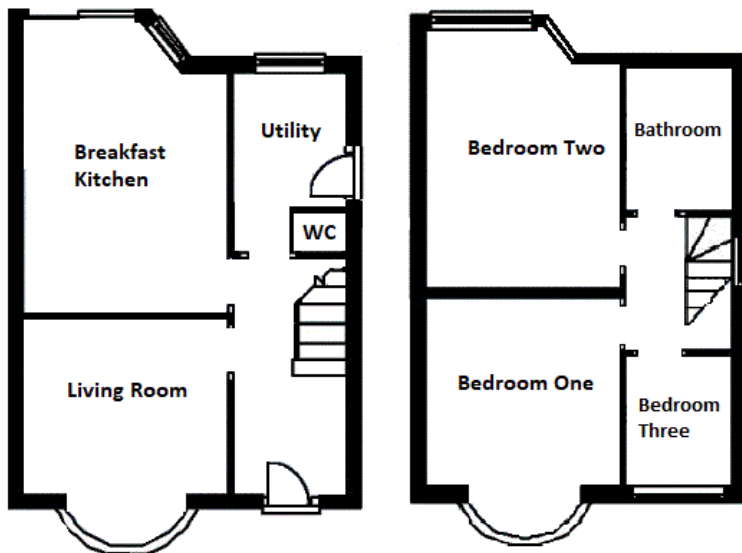
With paved patio, fencing to boundaries, timber decking, Astro turfed area, external lighting and access to garage

### Garage to Rear

17' 0" x 11' 1" (5.2m x 3.4m) Currently utilised as a gym with UPVC double glazed door, UPVC double glazed window and double garage doors to side service road

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements