



smarthomes

Clay Lane

South Yardley, Birmingham, B26 1DY

- An Extremely Well Presented & Extended Semi-Detached Property
- Two Double Bedrooms
- Modern Fitted Kitchen
- Re-Fitted Bathroom

£210,000

EPC Rating - 59

Current Council Tax Band - B





Property Description

The property is set back from the road behind a walled frontage with low level fencing to side boundaries, Cotswold stone borders and a paved pathway extending to a UPVC double glazed door leading into

Enclosed Porch

With single glazed windows to property frontage and sides, tiled flooring, light point and further wooden door leading to

Entrance Hallway

With a single glazed window to front, tiled flooring, ceiling spot lights, radiator, stairs leading to the first floor accommodation and door leading off to



Lounge to Front

19' 0" x 9' 10" (5.8m x 3m) With UPVC double glazed bay window to front elevation, laminate flooring, two wall mounted radiators, ceiling light point, feature wall mounted electric fire and opening with single glazed side windows leading to



Dining Room to Rear

9' 6" x 7' 6" (2.9m x 2.3m) With UPVC double glazed French doors leading to rear garden, UPVC double glazed window to side, laminate flooring, wall mounted radiator and wall lighting

Modern Fitted Kitchen to Rear

8' 10" x 5' 6" (2.7m x 1.7m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with double oven below. Space and plumbing for washing machine, tiling to splash back areas and floor, radiator, ceiling light point, a double glazed window to the rear aspect and a glazed wooden door leading to



Covered Side Passage

With a wall mounted gas central heating boiler, tiled flooring, radiator, sky light and wooden doors to front and rear

Landing

With ceiling light point, obscure double glazed window to side, loft hatch and doors leading off to



Bedroom One to Front

13' 1" x 10' 5" (4m x 3.2m) With a double glazed bay window and further double glazed window to front elevation, radiator, useful over stairs storage cupboard and ceiling light point

Bedroom Two to Rear

9' 10" x 7' 6" (3m x 2.3m) With double glazed window to rear elevation, radiator and ceiling light point



Re-Fitted Family Bathroom to Rear

6' 6" x 5' 2" (2m x 1.6m) Being re-fitted with a modern white suite comprising of a panelled bath with shower over, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, LED ceiling spot lights and an obscure double glazed window to the rear elevation

Rear Garden

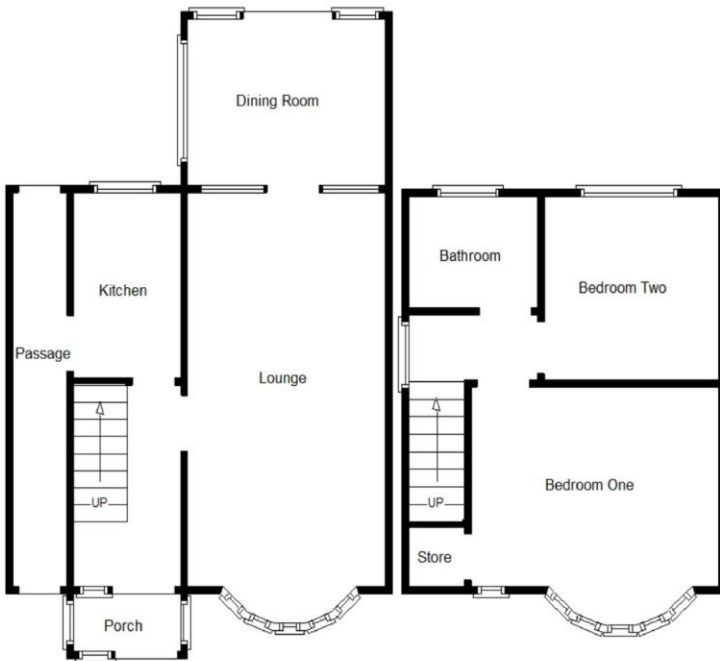
Being mainly laid to lawn with paved patio area, cold water tap, panelled fencing to boundaries, stone chipped borders, side hung wooden doors leading to rear service road and access to

Rear Garage

16' 8" x 8' 10" (5.1m x 2.7m) With an up and over door for vehicular access via a shared 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. Current council tax band - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.