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- An Impressive Original Farmhouse
- Three Double Bedrooms
- Superb Open Plan Family Dining Kitchen
- Spacious Master Suite

## Clay Lane, South Yardley, Birmingham, B26 1ET

£530,000

An impressive original farmhouse that has been substantially extended and beautifully presented with no upward chain, three double bedrooms, master suite with balcony, dressing room/home office & en-suite wet room, lounge diner, superb open plan family dining kitchen with folding doors to South facing rear garden, utility room, luxury family bathroom, further ground floor bathroom, off road parking and converted out-building/bar. EPC Rating – 51. Council Tax Band – B.



## Property Description

The property is set back from the road behind a block paved in and out driveway providing off road parking extending to oak front door leading through to

### Lounge Diner to Front

21' 7" x 13' 9" into bay (6.6m x 4.2m) With oak wooden flooring, two double glazed bay windows to front elevation with American style shutters, two feature radiators, coving to ceiling, two ceiling light points, wood panelled wall with built-in storage behind, inset gas fireplace, hard-wired surround sound speaker and glazed door leading through to

### Superb Open Plan Family Dining Kitchen to Rear

14' 5" x 8' 10" (4.4m x 2.7m) The kitchen area has been fitted with a range of wall, drawer and base units with complementary Granite work surfaces and matching upstands, sink and drainer unit with mixer tap, five ring range style multi-fuel cooker with stainless steel splashback and extractor canopy over, wine fridge, space and plumbing for dishwasher, space for American style fridge freezer, under-cupboard lighting, electric plinth heater, breakfast bar seating area,





spot lights to ceiling, hard-wired surround sound speaker, two feature windows to side and Travertine flooring extending through to

### **Family Dining Area**

21' 11" x 20' 0" (6.7m x 6.1m) With hardwood double glazed folding doors leading out to the South facing rear garden, feature wall mounted gas fire, vertical radiator, spot lights to ceiling, useful under-stairs storage cupboard, door to inner hallway with staircase to first floor accommodation, hard-wiring for surround sound and oak door leading through to



### **Utility Room**

7' 10" x 5' 6" (2.4m x 1.7m) With hardwood double glazed door leading out to the rear garden, a range of wall and base units with laminate worksurfaces, sink and drainer unit with mixer tap, space and plumbing for washing machine and tumble dryer, wall mounted Baxi boiler, spot lights to ceiling, Travertine flooring and obscure glazed oak door leading through to



### **Ground Floor Bathroom**

6' 10" x 5' 6" (2.1m x 1.7m) Being fitted with a three piece white suite comprising; tiled panelled Jacuzzi bath with electric shower over and glazed screen, WC with enclosed cistern and vanity wash hand basin, fitted storage cupboards, tiling to water prone areas, Travertine flooring, ladder style radiator, extractor and spot lights to ceiling

### **Inner Hallway**

With radiator, stairs leading to the first floor accommodation, lighting and wooden door leading to side of property

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

#### **Landing**

With loft access, wall lighting and doors leading off to

#### **Master Suite to Rear**

14' 9" x 12' 9" (4.5m x 3.9m) Having double glazed windows incorporating French doors with American style shutters leading out to the South facing balcony, ceiling light point, vertical radiator, hard-wired surround sound speakers, sliding door to en-suite shower room and further sliding door leading into

#### **Dressing Room/Home Office to Rear**

10' 5" x 6' 6" (3.2m x 2.0m) With double glazed window to rear elevation, spot lights to ceiling, hard-wired surround sound speaker and radiator

#### **En-Suite Wet Room**

5' 10" x 5' 6" (1.8m x 1.7m) Being fitted with a low flush WC, wall mounted wash hand basin and shower area with thermostatic rainfall shower, additional handheld shower attachment and floor drain, obscure double glazed window to side, complementary Travertine tiling to walls and floor, ladder style radiator, extractor and ceiling light point

#### **Bedroom Two to Front**

11' 9" x 10' 9" (3.6m x 3.3m) With radiator, ceiling light point and double glazed window to front elevation with American style shutters

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

11' 9" x 12' 5" (3.6m x 3.8m) With vertical radiator, ceiling light points, engineered wood flooring, hard-wired surround sound speaker and double glazed window to front elevation with American style shutters

#### **Luxury Family Bathroom**

9' 10" x 8' 6" (3.0m x 2.6m) Being fitted with a three piece white suite comprising; feature freestanding bath with floor mounted mixer tap and shower attachment, WC with enclosed cistern and wall mounted flush and wall mounted vanity wash hand basin, Velux window, complementary tiling to water prone areas, tiled flooring, ladder style heated towel rail, further vertical radiator, hard-wired surround sound speaker, inset television and spot lights to ceiling

### Large South Facing Rear Garden

Being mainly laid to lawn with timber decked patio, external lighting, outside tap, side access, circular paved terrace, mature shrubs and bushes, fencing and hedging to boundaries, timber potting shed, out-building converted to bar area and covered area with space for hot tub

### Out-Building

15' 1" x 5' 6" (4.6m x 1.7m) With lighting, tiled bar area and glazed double doors to garden

### 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.





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