



smarthomes

Clay Lane

South Yardley, Birmingham, B26 1ES

- A Traditional Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- In Need Of Modernisation
- No Upward Chain

£210,000

EPC Rating 52

Current Council Tax Band C





Property Description

The property is set back from the road behind a paved driveway providing off road parking extending to gated side access and front door leading through to

Enclosed Porch

With door leading through to

Entrance Hallway

With double glazed window to side, ceiling light point, radiator, stairs leading to the first floor accommodation with under-stairs storage cupboard and doors leading off to



Reception Room One to Front

13' 5" x 10' 11" (4.09m x 3.33m) With double glazed bay window to front elevation, radiator, ceiling light point and gas fireplace with wooden surround

Reception Room Two to Rear

12' 8" x 10' 10" (3.86m x 3.3m) With double glazed sliding patio doors leading out to the rear garden, radiator and ceiling light point



Kitchen to Rear

9' 0" x 6' 9" (2.74m x 2.06m) Being fitted with a range of wall and base units with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker, dishwasher and fridge freezer, wall mounted Glow Worm boiler, radiator, ceiling light point, double glazed window to rear and door to



Covered Side Passage

3' 8" x 13' 6" (1.12m x 4.11m) With doors to front and rear garden

Accommodation on the First Floor

Landing

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

Bedroom One to Front

13' 11" x 11' 2" (4.24m x 3.4m) With double glazed bay window to front elevation, radiator, ceiling light point and feature cast fire surround

Bedroom Two to Rear

12' 2" x 9' 7" up to wardrobe (3.71m x 2.92m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes





Bedroom Three to Front

6' 5" x 8' 2" (1.96m x 2.49m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

6' 5" x 9' 5" (1.96m x 2.87m) Being fitted with a three piece suite comprising; panelled bath, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to water prone areas, radiator, ceiling light point and airing cupboard

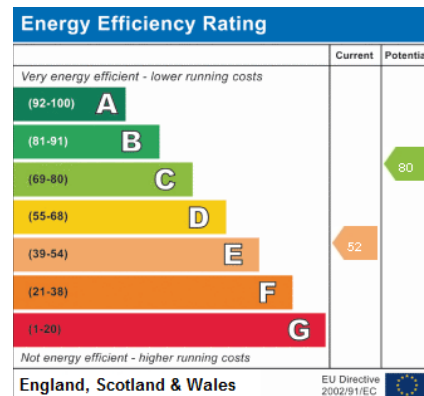
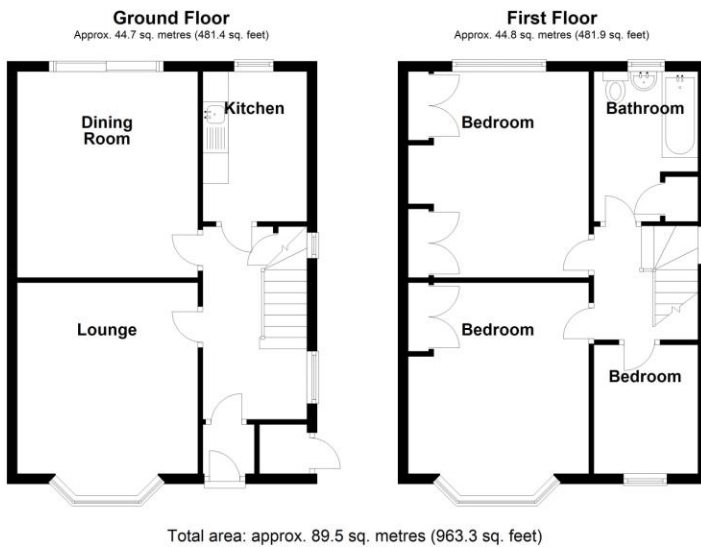


Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, timber shed and a variety of mature trees, shrubs and bushes

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 Nigel Hodges. Current council tax band – C.



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