



- Spacious Accommodation
- Tastefully Presented
- Convenient Location
- Three Double Bedrooms

39 Manor House Lane, South Yardley, B26 1PD

A TASTEFULLY PRESENTED traditional semi-detached family home WHICH MUST BE VIEWED. The property is ideally situated for Gilbertstone Recreation Ground, good local schools, Yardley shopping centre, Birmingham city centre with its fantastic amenities and Birmingham International Airport.



Property Description

DETAILS

The spacious accommodation at this family home in brief affords porch, entrance hall, dining room with bay window overlooking the front elevation, lounge with French door opening out onto the patio, fitted high gloss kitchen with large utility area and guest cloakroom.

To the first floor there is the family bathroom, separate WC and three double bedrooms, two of which benefiting from fitted wardrobes.

OUTSIDE

To the front of the property is a large block paved driveway allowing the parking of several vehicles and a single garage. Whilst to the rear is a south facing, private mainly laid to lawn garden with patio area.



VIEWINGS

At short notice with DM & Co. Homes on 0121 775 0101 or by email sales@dmandcohomes.co.uk.



GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Birmingham City Council.



OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.



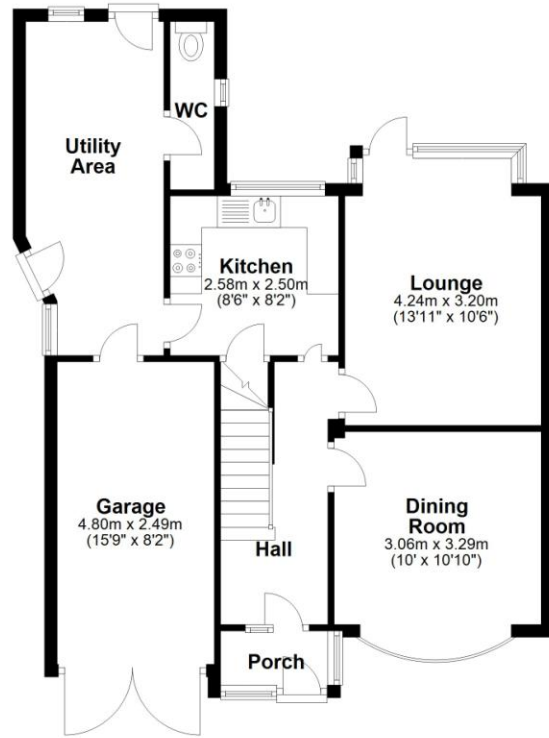
WANT TO SELL YOUR PROPERTY?

Call DM & Co. Homes on 0121 775 0101 to arrange your FREE no obligation market appraisal and find out why we are Solihull's fastest growing Estate Agency.

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements

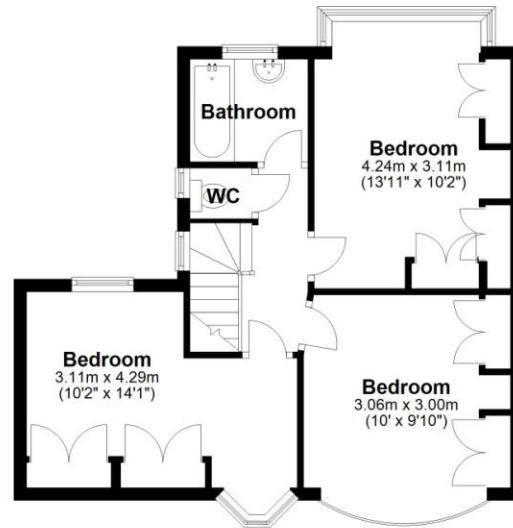
Ground Floor

Approx. 65.7 sq. metres (707.3 sq. feet)



First Floor

Approx. 44.4 sq. metres (478.2 sq. feet)



Total area: approx. 110.1 sq. metres (1185.5 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement. Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential | Environmental (CO ₂) Impact Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|----|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | | (92-100) A | | 87 | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | 76 | | |
| (55-68) D | | | | (55-68) D | | | |
| (39-54) E | | 59 | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |