



3 Manor Park Road, Birmingham, B36 0DG

Offers over £400,000

This extremely well presented extended three bedroom home briefly comprises porch, hallway, two reception rooms, extended refitted kitchen, downstairs w/c, three good sized bedrooms and family bathroom. There is a brick built games room in the enclosed rear garden and there is a driveway to the front leading to the garage. This property must be viewed to appreciate the standard of property on offer!

Approach

Via block paved driveway with off road parking and area laid to lawn.



Porch

Double glazed window to front and side and double glazed door to front

Hallway

Door to front, stairs to first floor accommodation, radiator and two wall light points.



Lounge

15'08 max into bay x 11'00 (4.78m max into bay x 3.35m)

Double glazed bay window to front, feature fire place, radiator and two wall light points.



Reception Two

14'04 x 11'00 (4.37m x 3.35m)

Double glazed French doors to conservatory, radiator and ceiling light point.



Inner Hallway

Double glazed window and door to side and ceiling light point.



Kitchen

17'02 x 15'00 (5.23m x 4.57m)

Double glazed window to rear, wall base and drawer units, sink with drainer and mixer tap, larder unit, space for double cooker with cooker hood over, space for white goods, breakfast bar, radiator and spot lights to ceiling.



Downstairs W/C

Double glazed window to side, low level wc, pedestal hand wash basin, radiator and ceiling light point.



Conservatory

8'05 x 11'11 (2.57m x 3.63m)

Double glazed windows to rear, double glazed French doors to side, electric radiator and two wall light points.



Landing

Window to side and wall light point.



Bedroom One

11 x 15'05 max into bay (3.35m x 4.70m max into bay)
Double glazed bay window to front, radiator and ceiling light point.



Bedroom Two

14'03 max x 9'11 (4.34m max x 3.02m)
Double glazed bay window to rear, loft access, radiator and ceiling light point.



Bedroom Three

11'10 x 7'05 (3.61m x 2.26m)
Double glazed window to front, radiator and ceiling light point.



Bathroom

Double glazed window to side, storage cupboard, p shaped bath with shower over, hand wash basin, low level w/c, radiator and spot lights to ceiling.



Garage

16'03 x 7'03 (4.95m x 2.21m)
Double opening doors to front, strip ceiling light point.

Brick Built Games Room

14'11 x 14'07 (4.55m x 4.45m)
Double glazed French doors and window to front, electric heater and spot lights to ceiling.



Rear Garden

Block paved patio area with path to decking area, laid to lawn, gated side access and enclosed to neighbouring boundaries.

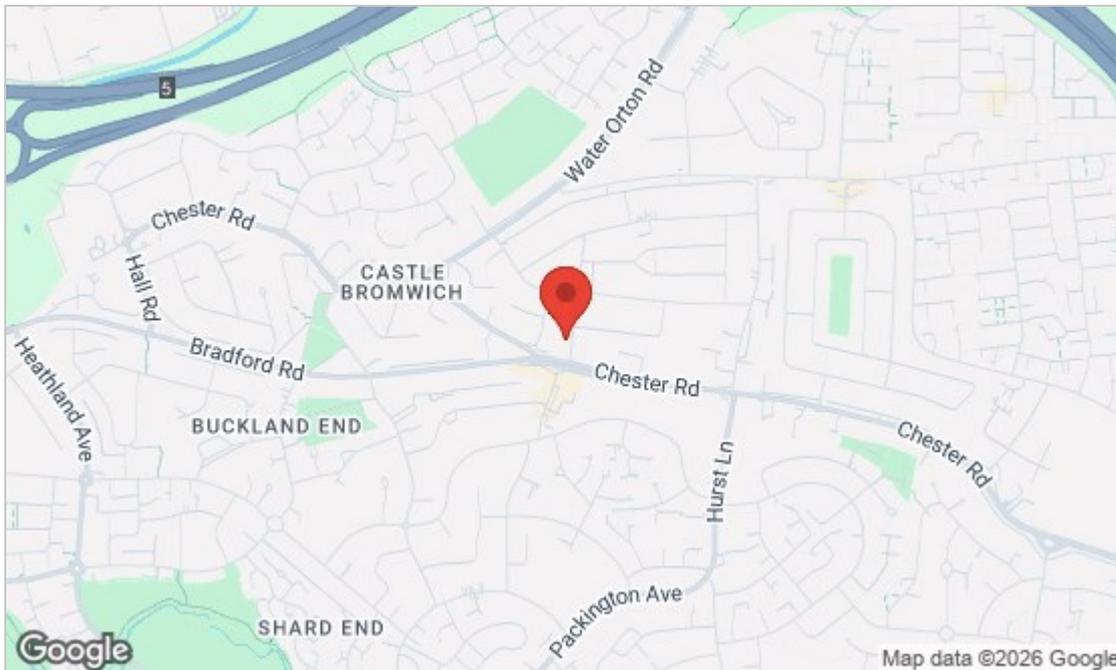


Further Information

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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax - D
EPC Rating - TBC



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

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