

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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8UR

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## Stoney Lane, Birmingham | £595,000

**\*\* BEAUTIFULLY PRESENTED DETACHED FAMILY HOME \*\* SOUGHT AFTER LOCATION \*\* FIVE DOUBLE BEDROOMS \*\* THREE RECEPTION ROOM \*\* ONLINE 360 VIRTUAL TOUR AVAILABLE \*\***

AN OPPORTUNITY TO PURCHASE A SUPERB RESIDENCE, located in one of the premier roads in YARDLEY, This is a fabulous opportunity to buy this EXTENDED PROPERTY EARLY VIEWING IS ESSENTIAL. CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 To ensure you DON'T MISS OUT!!

The property is approached via a DRIVEWAY providing off road parking for multiple vehicles also allowing access to the front of the property which comprises of: reception hallway, FRONT RECEPTION ROOM, GREAT SIZED REAR RECEPTION ROOM WITH BIFOLD DOORS, SEPARATE DINING ROOM with LANTERN LIGHT ROOF AND BIFOLD DOORS TO REAR GARDEN, KITCHEN DINER with built in appliances RE FITTED SHOWER ROOM with a GENEROUS REAR GARDEN and outbuilding to the ground floor. To the first floor FIVE DOUBLE BEDROOMS with fitted wardrobes and REFITTED SHOWER ROOM The property benefits from central heating, double glazing both where specified.

THIS IS A MUST SEE PROPERTY TO APPRECIATE TO SIZE & ACCOMMODATION ON OFFER.

Energy Performance Certificate : awaiting

[www.primeestatesuk.com](http://www.primeestatesuk.com)

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**Additional Information**

Mobile Coverage

- EE - 71%
- 3 -80%
- VODAFONE - 83%
- O2 -75%
- View broadband availability
- Standard 15 Mbps 1 Mbps Good
- Superfast 80 Mbps 20 Mbps Good
- Ultrafast 1800 Mbps 220 Mbps

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