

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Clay Lane, Birmingham | £240,000

**** NO UPWARD CHAIN ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** GARAGE & DRIVEWAY ** DETACHED FAMILY HOME ** POTENTIAL TO EXTEND (subject to planning)**

This DETACHED HOME is situated on the popular CLAY LANE, SOUTH YARDLEY approached via a DRIVEWAY and leading to entrance door with accommodation comprising of, PORCH, entrance hallway, TWO RECEPTION ROOMS, KITCHEN, rear garden. To the first floor there are THREE BEDROOMS and BATHROOM.

The property benefits from central heating and double glazing both where specified & side garage.

THIS IS A MUST SEE PROPERTY CALL NOW TO AVOID DISAPPOINTMENT

Close to local schools, shops & transport links.

*** CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING ***

Energy Performance Rating D

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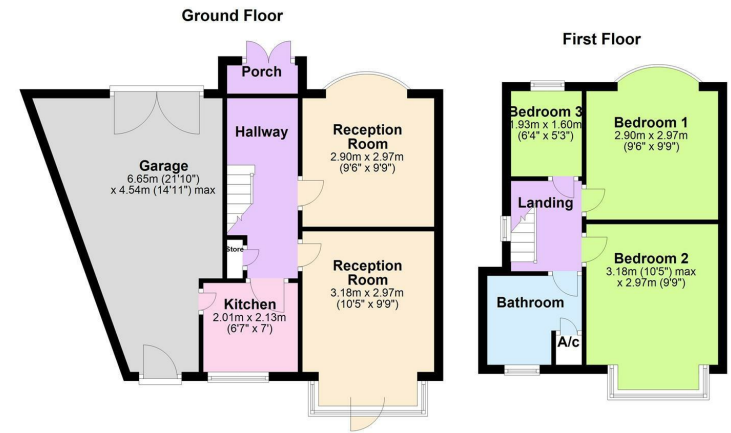
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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