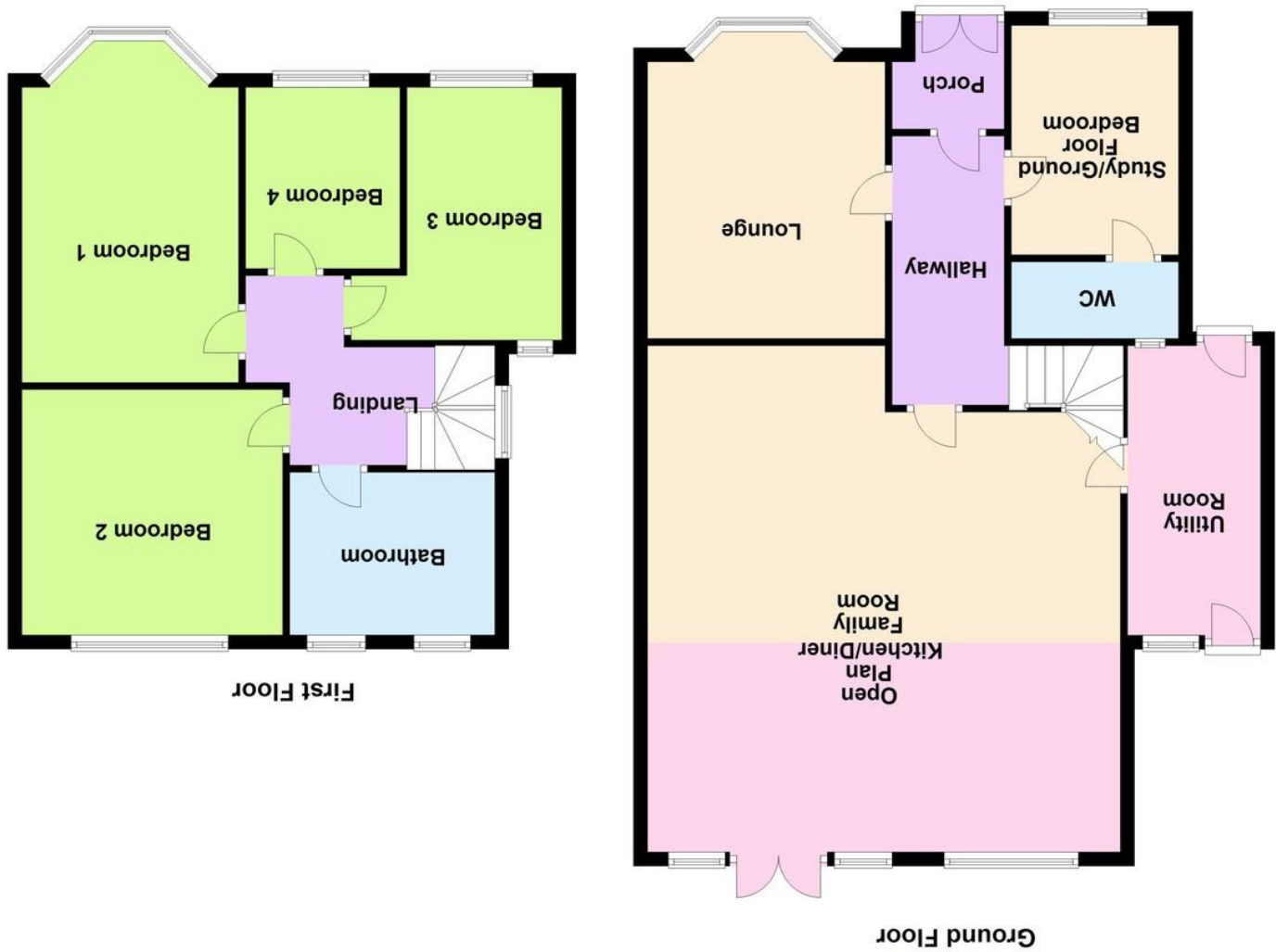


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format  
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
Therefore we recommend that you regularly monitor our website or email us for updates.  
Please feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- A SUPERBLY EXTENDED FOUR BEDROOM SEMI
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- ATTRACTIVE LOUNGE
- STUDY/GROUND FLOOR BEDROOM

Manor Park Road, Birmingham, B36 0DG

Offers in the region of  
£435,000





## Property Description

**SUPERB OPEN PLAN FAMILY LIVING** - This beautifully presented extended traditional style FOUR BEDROOM semi detached occupies this well regarded location close to local amenities including local schools and shops with public transport on hand and transport links providing easy access into both Birmingham City Centre and motorway connections.

The extended accommodation which has undergone many cosmetic improvements to a high specification throughout and briefly comprises:- Enclosed porch, welcoming reception hallway, attractive lounge, study/ground floor bedroom, superb open plan kitchen/diner/family room, landing, four first floor bedrooms and a luxury re-appointed family bathroom. Outside to the front the property is set back behind a gated driveway and to the rear is a good sized landscaped Westerly facing rear garden. **EARLY INTERNAL VIEWING OF THIS SUPERB PROPERTY IS HIGHLY RECOMMENDED**

**OUTSIDE** To the front the property is set back from the road behind a gated gravelled driveway with raised borders, access to garage/garden store, gated access to side.

**ENCLOSED PORCH** Being approached via a double glazed French doors with double glazed side screen, quarry tiled floor.

**WELCOMING RECEPTION HALLWAY** Approached via a gold leaved leaf effect reception door with glazed side screens, oak flooring, stairs off to the first floor accommodation, coving to ceiling, radiator and doors off to lounge, ground floor bedroom/sitting room and door to open plan kitchen/diner/family room.

**LOUNGE** 16' 7" into bay x 11' 2" (5.05m x 3.4m) Having oak flooring, chimney breast with feature fireplace with surround and hearth with inset cast iron fireplace, radiator, coving to ceiling and walk-in double glazed bay window to front.

**GROUND FLOOR BEDROOM/OFFICE** 10' 9" x 7' 10" (3.28m x 2.39m) (Converted from original garage) With double glazed window to front, down lighting, gas and electric meters, double glazed window to side and door through to guest cloakroom.

**SUPERB OPEN PLAN KITCHEN/DINING/FAMILY ROOM** 26' 10" max x 19' 11" max x (8.18m x 6.07m) Having a matching range of wall and base units with work top surfaces over with space for range cooker with extractor hood above, space for American style fridge/freezer, LVF flooring, central island breakfast bar with quartz work top surfaces over with in built USB and electrical sockets, inset Belfast style sink unit with retractable mixer tap, space and plumbing for dish washer, three double glazed Velux skylights, feature LED plinth lighting, useful under stairs storage, double glazed door to utility room, double glazed window to rear and double glazed French doors with matching side screens giving access out to rear garden.

**UTILITY ROOM** Having a range of wall and base units with work top surfaces over, incorporating inset circular chrome sink unit with mixer tap, tiled floor, radiator, double glazed door with matching side screens to front and rear elevation, useful built-in under stairs storage.

**FIRST FLOOR LANDING** Being approached via a spindled turning staircase with balustrade passing opaque double glazed window to side, access to loft via pull ladder which is boarded and insulated, doors off to bedrooms and bathroom.

**BEDROOM ONE** 18' 8" into bay x 10' 2" (5.69m x 3.1m) Having chimney breast, laminate flooring, radiator and walk-in double glazed bay window to front.

**BEDROOM TWO** 11' 3" x 11' 6" (3.43m x 3.51m) Having built-in wardrobes, chimney breast, laminate flooring, radiator and double glazed window to rear.

**BEDROOM THREE** 11' 7" max x 9' 11" max 7' 4" min (3.53m x 3.02m) With double glazed window to front, opaque double glazed window to rear, laminate flooring and radiator.

**BEDROOM FOUR** 8' 6" x 7' 3" (2.59m x 2.21m) With double glazed window to front, radiator.

**LUXURY FAMILY BATH ROOM** Having a four piece white suite comprising free-standing rolled top bath with clawed feet, mixer tap with telephone style shower attachment, low flush w/c, pedestal wash hand basin, walk-in double shower cubicle with fixed rainwater shower over and shower attachment, part complimentary tiling to walls, tiled floor, feature vintage style radiator/towel rail and two opaque double glazed windows to rear.

**OUTSIDE** To the rear is a good sized westly facing landscaped rear garden with raised decked seating area with outdoor lighting and power, neat lawned garden with fencing to perimeter, to the top of the garden is a large timber framed garden shed which is currently used as a games room and storage, and has light and power, shrub borders.

Council Tax Band D - Sandwell

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE, Three and O2, limited for Vodafone and data likely available for EE and Three, limited for O2 and Vodafone.

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**  
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

**GREEN AND COMPANY** has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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