


The logo for Melvyn Danes Estate Agents is a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, grey, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, grey, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A photograph of a two-story brick house with a white garage and a paved driveway. The house has a grey tiled roof and a chimney. A stone wall with a black metal fence runs across the foreground. The sky is blue with scattered white clouds.

**Oakcroft Road
Billesley
Offers Around £235,000**

Description

Oakcroft Road Road is located off Yardley Wood Road in Billesley close to the local amenities of Kings Heath, Moseley and Hall Green.

We are advised that there is well regarded schooling in the area for children of all ages, including Swanshurst School with catchment areas being subject to confirmation from the Education Department. Nearby in Trittiford Road is the very popular Our Lady of Lourdes Roman Catholic Junior and Infant School, together with Bishop Challinor Roman Catholic Secondary School in Kings Heath itself.

Local shopping facilities can be found at both Kings Heath and Robin Hood Island at Hall Green Parade and a short drive into nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Hall Green is served by both Hall Green Railway Station on the Stratford Road and Yardley Wood Railway Station on Highfield Road.

A convenient location therefore for this traditional semi detached house set on a wide corner plot which sits back from the road via a lawned fore garden and a front driveway.

A UPVC double glazed door opens into the porch with further door into the hallway with stairs to the first floor accommodation and door into the lounge with window to the front and door into the kitchen with window and door to the rear garden and further door into the dining room.

On the first floor landing there are doors to two double bedrooms and modern bathroom. The rear garden is paved for ease of maintenance.



Accommodation

PORCH

HALL

LOUNGE

13'4 x 12'10 max (4.06m x 3.91m max)

KITCHEN

15'11 x 6'5 (4.85m x 1.96m)

DINING ROOM

11'8 x 7'10 (3.56m x 2.39m)

LANDING

BEDROOM 1

15'9 max x 9'0 (4.80m max x 2.74m)

BEDROOM 2

10'10 x 8'2 (3.30m x 2.49m)

MODERN BATHROOM

SIDE GARAGE

12'6 x 8'6 (3.81m x 2.59m)

REAR GARDEN

FRONT GARDEN & DRIVEWAY



TENURE: We are advised that the property is freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 17 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 15/12/2025. Actual service availability at the property or speeds received may be different.

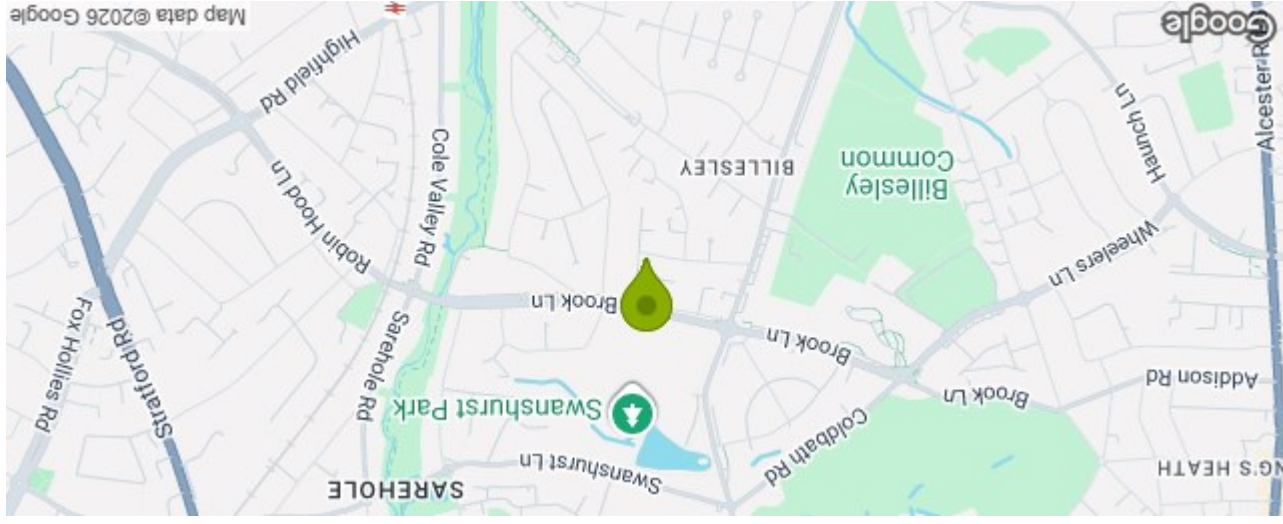
MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 15/12/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyor as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



90 Oakcroft Road Billesley Birmingham B13 0HP Council Tax Band: B

Energy Efficiency Rating	
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	
EU Directive 2002/91/EC	

Current **67**
Potential **74**

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.