



melvyn  
**Danes**  
ESTATE AGENTS

**Yardley Wood Road**

**Yardley Wood**

**Offers In The Region Of £250,000**

## Description

Set back in a most convenient slip road just off Yardley Wood Road which links to the High Street in Solihull Lodge and runs into Moseley and beyond, opposite the peasant nature area of Haunch Brook and Billesley Common, this three bedroom semi detached house is ideally situated for the local amenities. There are local shops within Yardley Wood shopping center on the roundabout. and further up toward Billesley.

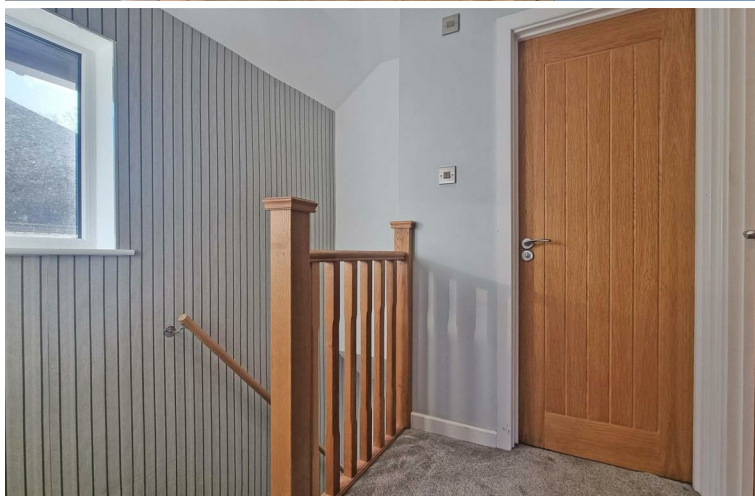
Popular local schooling can be found within the area and all education facilities are subject to confirmation from the Education Department at Birmingham City Council.

Local bus services operate within Yardley Wood Road giving access to Solihull, Kings Heath and Birmingham city centre, Railway stations can be found at Yardley Wood and Hall Green linking Stratford Upon Avon and Birmingham.

An ideal location for this very well presented semi detached house set back from the road via a lawned fore garden with steps leading up to a composite door opening into the hallway with stairs to the first floor accommodation, a door opens into the lounge with bay window to the front and door to the into the refitted kitchen diner with windows and door to the rear garden.

On the first floor there is are three good size bedrooms and a refitted shower room.

The rear garden has a gravel patio leading to lawn with hedges and fencing to boundaries and gated side access.



## Accommodation

### HALLWAY

### LOUNGE

16'3 into bay x 13'4 (4.95m into bay x 4.06m)

### REFITTED KITCHEN DINER

15'10 x 9'3 (4.83m x 2.82m)

### LANDING

### BEDROOM 1

13'2 x 9'0 (4.01m x 2.74m)

### BEDROOM 2

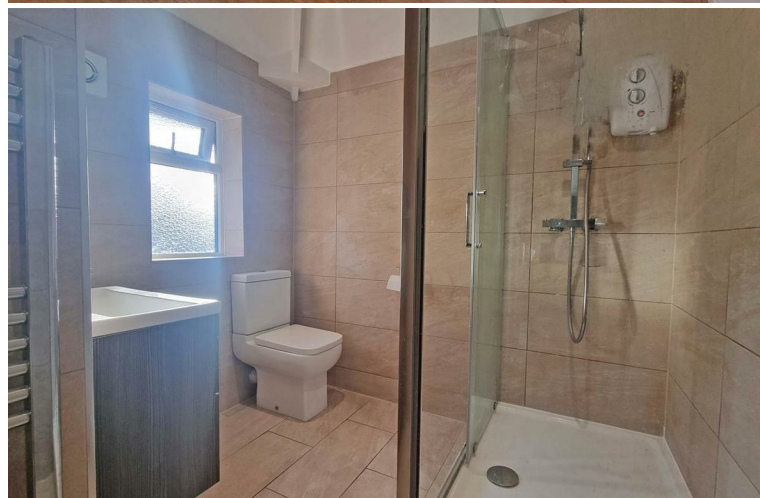
10'9 x 9'0 (3.28m x 2.74m)

### BEDROOM 3

10'1 x 7'6 (3.07m x 2.29m)

### REFITTED SHOWER ROOM

### FRONT & REAR GARDENS



TENURE: We are advised that the property is freehold.

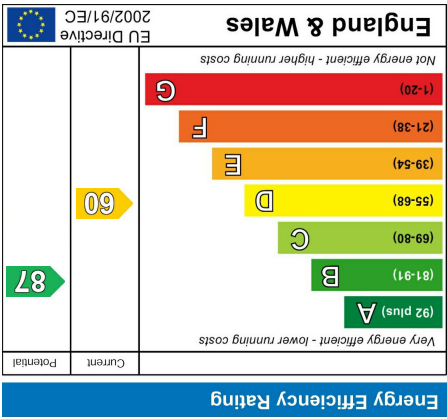
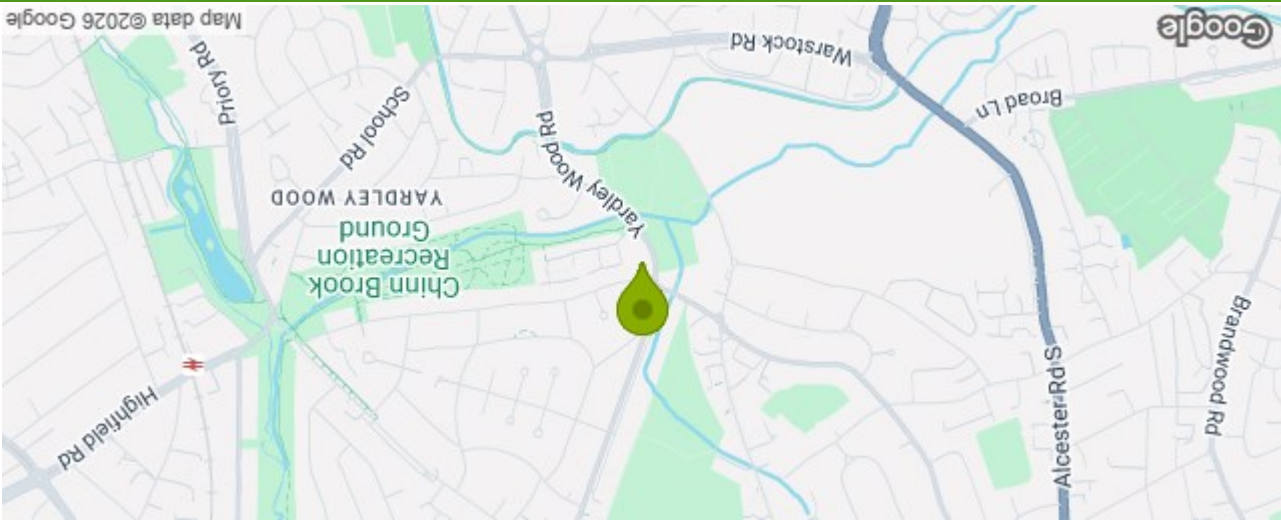
BROADBAND: We understand that the standard broadband download speed at the property is around 10 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 10/12/2025. 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 10/12/2025. 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 Surveyors 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.



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.

856 Yardley Wood Road Yardley Wood Birmingham B14 4BX  
Council Tax Band: B

