



melvyn
Danes
ESTATE AGENTS

**Moorside Road
Yardley Wood
Offers Around £200,000**

Description

Requiring some redecoration this terraced house is conveniently located for the local amenities.

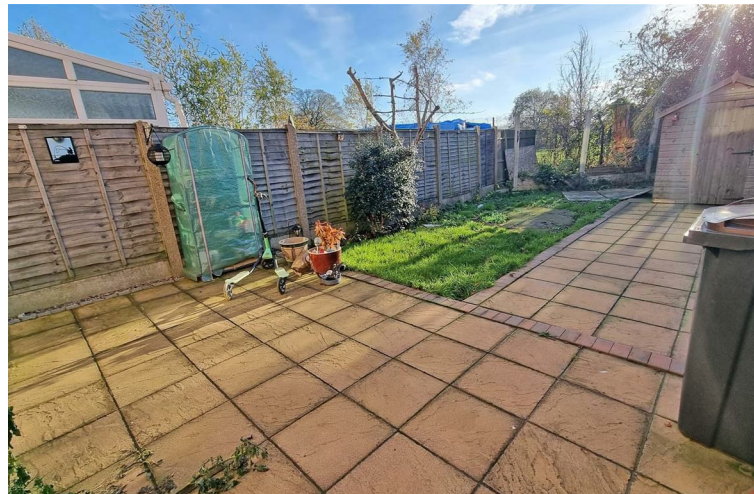
There are local shops on nearby School Road or alternatively at Yardley Wood centre on the junction of Yardley Wood Road. Nearby at the Maypole there is a Sainsburys Superstore and other shopping facilities on the retail park.

Local bus services operate on Ravenshill Road, Yardley Wood Road and Priory Road giving access to Shirley, Solihull, Maypole, Kings Heath and the City of Birmingham. Yardley Wood train station is nearby offering services between Birmingham City centre and Stratford Upon Avon.

Set back from the road via a block paved front hardstanding, a UPVC front door opens into the porch with further door into the hallway with stairs to the first floor accommodation and door into the lounge with bay window to the front and door into the kitchen diner with window and sliding patio doors to the rear garden.

On the first floor landing there are two double bedrooms and a family bathroom.

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



Accommodation

PORCH

HALLWAY

LOUNGE

17'1 into bay x 12'2 max (5.21m into bay x 3.71m max)

KITCHEN DINER

15'3 x 9'5 (4.65m x 2.87m)

LANDING

BEDROOM 1

17'2 max x 10'0 (5.23m max x 3.05m)

BEDROOM 2

12'9 x 9'5 (3.89m x 2.87m)

BATHROOM

REAR GARDEN

FRONT DRIVEWAY

TENURE: We are advised that the property is freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 18 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 2000 Mbps. Data taken from checker.ofcom.org.uk on 21/11/2025. Actual service availability at the property or speeds received may be different.

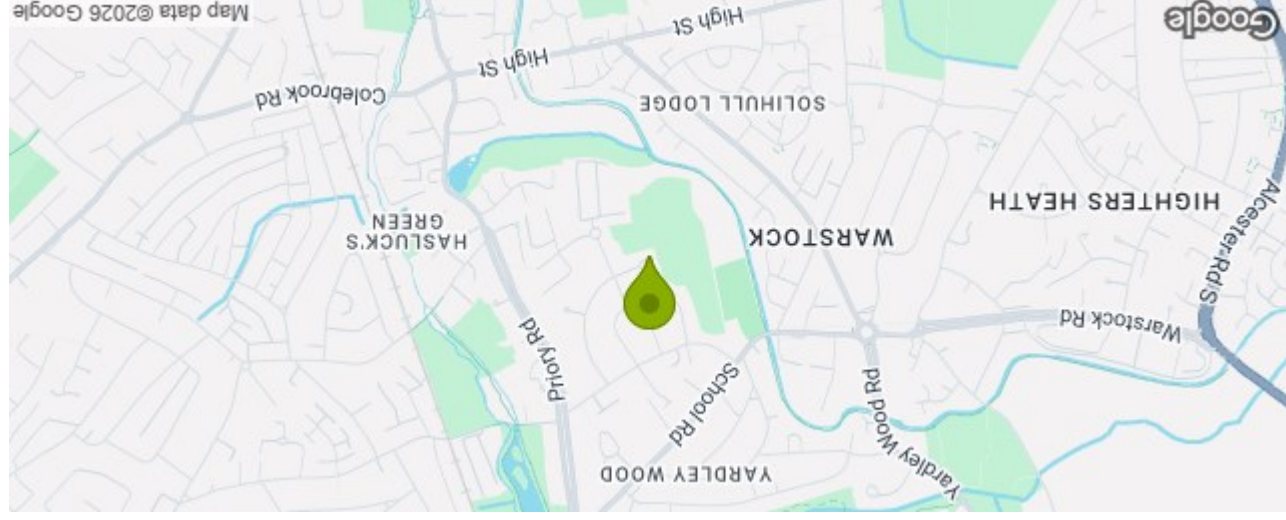
MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 21/11/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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.



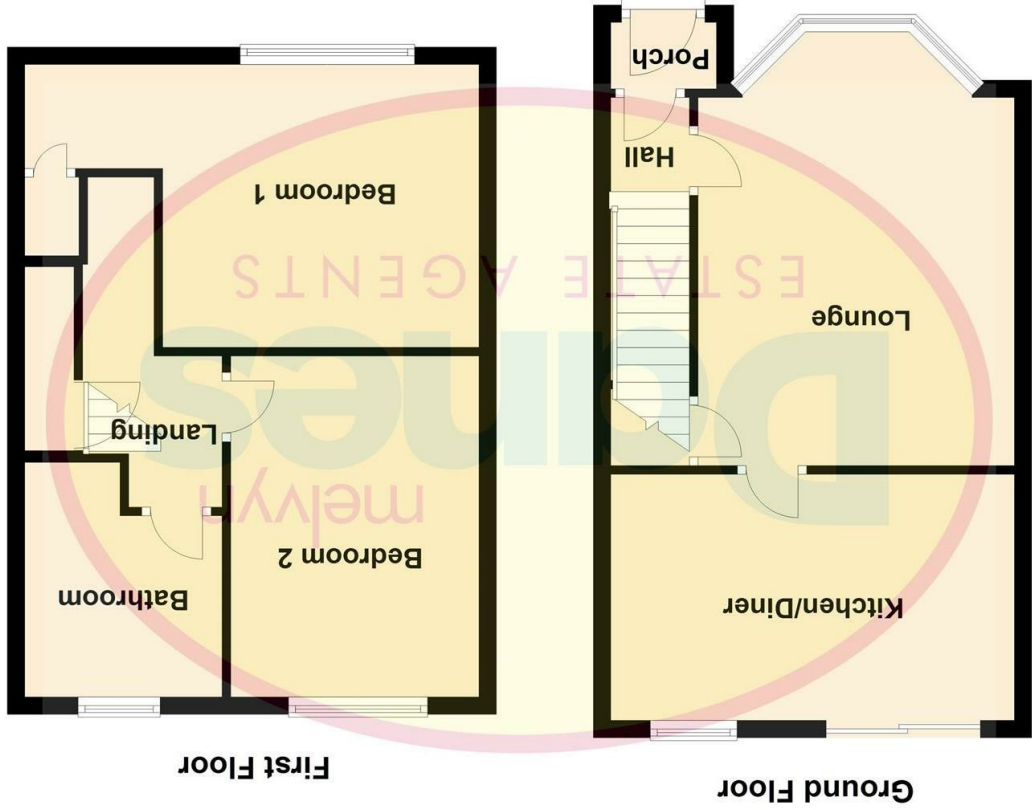
75 Moorside Road Yardley Wood Birmingham B14 4HT Council Tax Band: A

Energy Efficiency Rating	
Potential	Very energy efficient - lower running costs
Current	Very energy efficient - lower running costs
EU Directive 2002/91/EC	

Energy Efficiency Rating	Running Costs (per year)
A (92 plus)	Very energy efficient - lower running costs
B (81-91)	Very energy efficient - lower running costs
C (69-80)	Very energy efficient - lower running costs
D (55-68)	Very energy efficient - lower running costs
E (39-54)	Very energy efficient - lower running costs
F (21-38)	Very energy efficient - lower running costs
G (1-20)	Very energy efficient - lower running costs

Not energy efficient - higher running costs

64 (Current) 79 (Potential)



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.