



melvyn
Danes
ESTATE AGENTS

Yardley Wood Road
Yardley Wood
Offers Around £215,000

Description

Set back in a slip road just off Yardley Wood Road which links to the High Street in Solihull Lodge and runs into Moseley and beyond. There are local shops within Yardley Wood shopping centre 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 giving access to Stratford Upon Avon and Birmingham.

An ideal location for this traditional extended semi detached house set back from the road with lawned garden and steps leading up to a UPVC double glazed 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 extended breakfast kitchen diner with door to the extended dining room and rear garden.

On the first floor there is loft access, two bedrooms and modern shower room.

The rear garden has a paved patio with steps leading to lawn with hedge borders and gated side access.



Accommodation

HALLWAY

LOUNGE

17'8 into bay x 13'8 max (5.38m into bay x 4.17m max)

KITCHEN/DINER

17'0 max x 9'3 min (5.18m max x 2.82m min)

DINING ROOM

10'0 x 9'8 (3.05m x 2.95m)

GUEST WC

BEDROOM 1

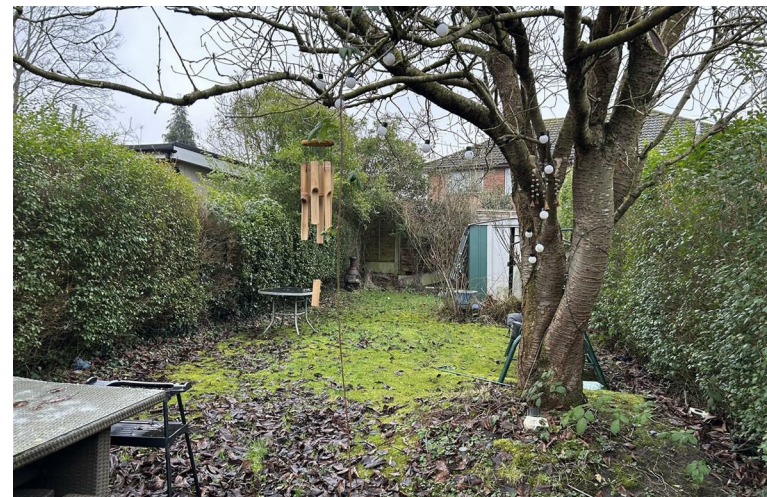
17'0 x 12'9 (5.18m x 3.89m)

BEDROOM 2

12'9 x 9'2 (3.89m x 2.79m)

MODERN SHOWER ROOM

REAR GARDEN



TENURE: We are advised that the property is freehold.

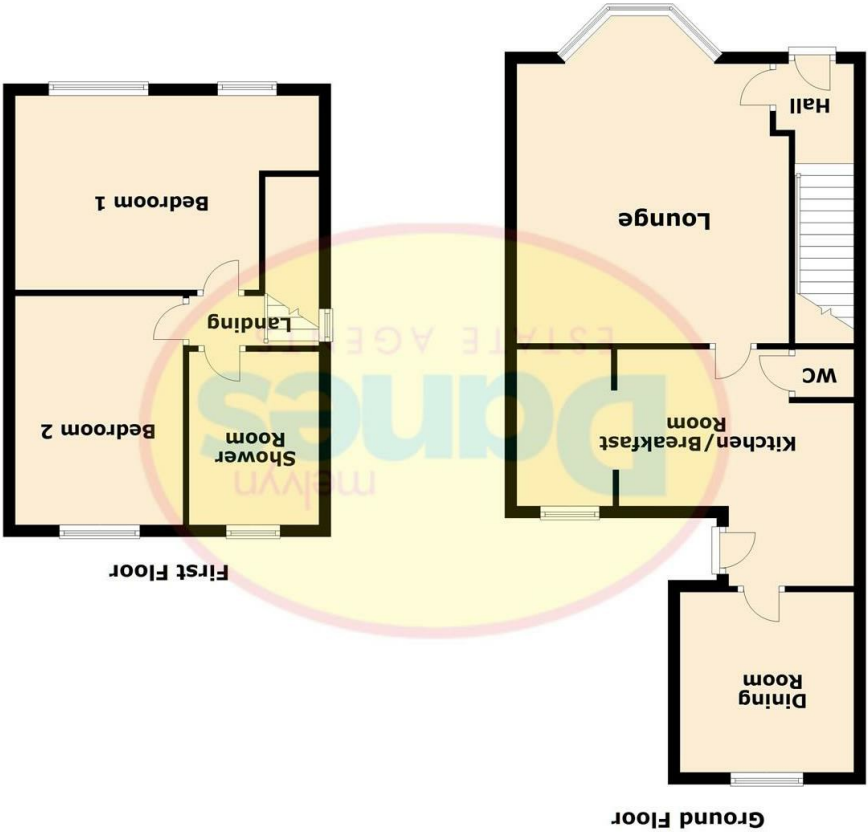
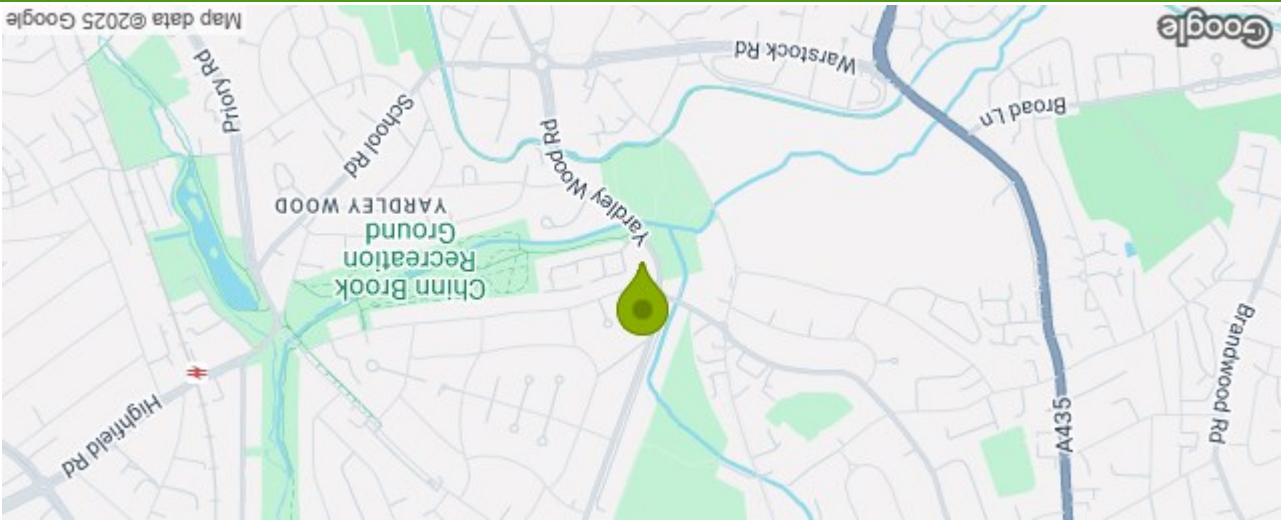
BROADBAND: We understand that the standard broadband download speed at the property is around 15Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 11/02/2025. 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 11/02/2025). 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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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. 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 the sale.



866 Yardley Wood Road Yardley Wood Birmingham B14 4BX
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		
Current		Potential
81		61
EU Directive 2002/91/EC		
England & Wales		

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.