

A yellow oval logo with a green border. Inside, the word "Danes" is written in large green letters, with "melvyn" in smaller green letters above it. Below "Danes", the words "ESTATE AGENTS" are written in smaller green letters.

**melvyn
Danes**
ESTATE AGENTS



Croft Road

Yardley

Offers Over £280,000

Description

A beautifully presented and well maintained, freehold semi detached house located on a popular road in Yardley, which would make an ideal first time purchase or family home. Situated within close proximity to a wide selection of amenities including; the Swan Shopping Centre and Tesco Extra, restaurants, parks and schools, as well as public transport links to Birmingham City Centre and Airport.

The property briefly comprises; enclosed porch, entrance hall, two separate reception rooms, fitted kitchen and conservatory to the ground floor. On the first floor there are three good size bedrooms and a bathroom. With the added benefits of gas central heating, double glazing, mature south-east facing garden, off road parking and rear garage with vehicular access via a private road.



Accommodation

Driveway

Enclosed Porch

Entrance Hall

6'0 x 9'10 (1.83m x 3.00m)

Reception Room One

11'7 (max) x 12'4 (into bay) (3.53m
(max) x 3.76m (into bay))

Reception Room Two

11'7 x 19'6 (into bay) (3.53m x 5.94m
(into bay))

Fitted Kitchen

6'8 x 11'4 (2.03m x 3.45m)

Conservatory

8'6 x 9'6 (2.59m x 2.90m)

Landing

6'8 x 6'5 (2.03m x 1.96m)

Bedroom One

11'9 x 14'3 (into bay) (3.58m x 4.34m
(into bay))

Bedroom Two

11'8 x 11'10 (3.56m x 3.61m)

Bedroom Three

8' x 7'9 (2.44m x 2.36m)

Bathroom

6'8 x 8'3 (2.03m x 2.51m)

Rear Garden

Rear Garage



TENURE: We are advised that the property is FREEHOLD

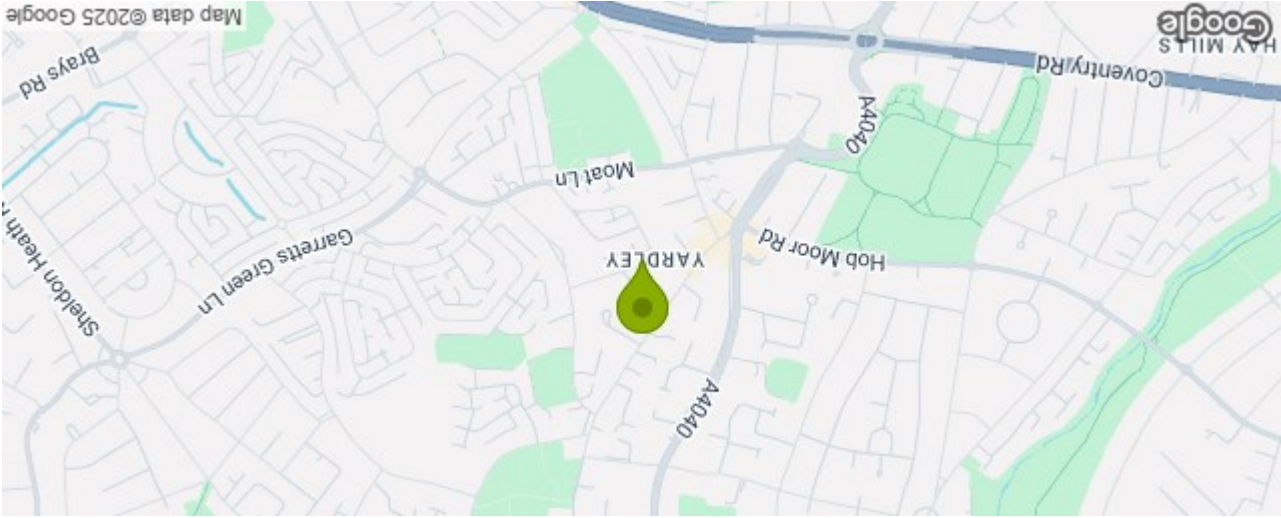
BROADBAND: We understand that the standard broadband download speed at the property is around 10 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 26/06/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 26/06/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

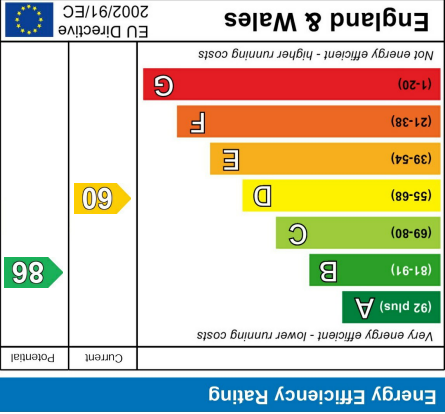
VIEWING: By appointment only with the office on the number below.

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.



62 Croft Road Yardley Birmingham B26 1SQ Council Tax Band: C



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.

Total area: approx. 97.3 sq. metres (1047.5 sq. feet)

