



melvyn  
**Danes**  
ESTATE AGENTS

Blakesley Road  
Yardley

Offers Around £164,950

## Description

This modern town house is situated in the cul-de-sac end of Blakesley Road on the edge of South Yardley. Ideally placed to take advantage of the shopping facilities at the Swan Island and Yardley itself the house also benefits from easy access along the main Coventry Road into Birmingham City Centre and to Birmingham Airport and Railway Station in the opposite direction.

This property would suit a first time buyer or investor and while it requires some cosmetic updating in part it benefits from a good sized rear garden, a parking space to the fore and a single garage to the rear with shared secure gated access.



## Accommodation

**CANOPY PORCH**

**RECEPTION HALLWAY**

**KITCHEN**

8'0" x 7'9" (2.44m x 2.36m)

**LOUNGE DINER**

16'5" x 11'9" max (5.00m x 3.58m  
max)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

13'3" x 9'5" to wardrobe fronts (4.04m  
x 2.87m to wardrobe fronts)

**BEDROOM TWO**

11'1" x 6'3" max (3.38m x 1.91m max)

**BATHROOM**

**REAR GARDEN**

**SINGLE GARAGE**

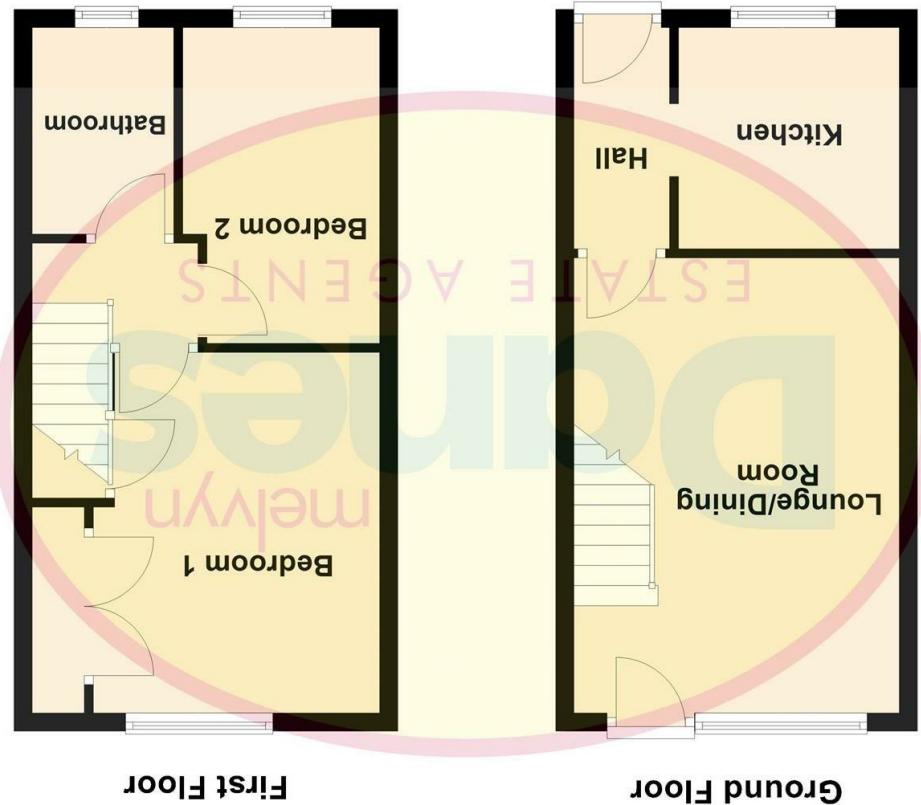
**SECURE GATED REAR ACCESS**



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.

Energy Efficiency Rating	EU Directive 2002/91/EC
A (plus)	1-11 (A)
B	12-16 (B)
C	17-20 (C)
D	21-25 (D)
E	26-34 (E)
F	35-41 (F)
G	42-50 (G)

02 Blakesley Road Yardley Birmingham B25 8RY



**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Convalescent, Financial Services and Suretying.

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.

Money Laundering Registrations: 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 registrations, and to review this from time to time. To avoid the possibility of repeat detailed identity information from vendors and intermediaries purchasing, we may use services which review identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence of information within a reasonable time, we may have to stop accepting for you and we would ask co-operation in order that there will be no delay in agreeing a sales. Any purchaser who has a professional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive

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 buyer must obtain verification from their Solicitor. Photographs are illustrative purposes only and the buyer must obtain included in the sale, unless specifically stated. The agent has not tested any fixtures, equipment, fittings or services mentioned and do not by these Particulars or otherwise warranty or warrant that they are in working order.

VIEWING: By appointment only with the office on the number below.  
02/05/2025: Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**BROADBAND:** We understand that the standard broadband speed available in the area 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 20/05/2025. Actual service availability at the property or speeds received may be different.