melvyn
Danes
ESTATE AGENTS
36
Blakemere Avenue
Yardley
Offers Over £294,000

## Description

A beautifully presented, extended semi detached house on a popular cul de sac in Yardley, close to all amenities. This lovely property is the perfect family home and is in a superb location near to a great range of shops and facilities. Comprising entrance hall, lounge, extended kitchen/diner with under floor heating and bathroom to the ground floor. Upstairs there are three good sized bedrooms and a WC. Further benefiting from central heating, double glazing, driveway, rear garage and rear garden.

## Accommodation

**Driveway**

**Entrance Hall**
5'10 x 10'8 (1.78m x 3.25m)

**Lounge**
13'11 max x 13'1 to bay (4.24m max x 3.99m to bay)

**Extended Kitchen/Diner**
13'7 max x 18'2 max (4.14m max x 5.54m max)

**Ground Floor Bathroom**
7'9 x 5'10 (2.36m x 1.78m)

**Landing**
6'4 x 2'8 (1.93m x 0.81m)

**Bedroom One**
11'9 to wardrobes x 12'4 to bay
(3.58m to wardrobes x 3.76m to bay)

**Bedroom Two**
10'6 x 9'7 (3.20m x 2.92m)

**Bedroom Three**
9'6 x 6'7 (2.90m x 2.01m)

**First Floor WC**
3'11 x 2'9 (1.19m x 0.84m)

**Rear Garage**

**Rear Garden**

**TENURE: We are advised that the property is FREEHOLD**

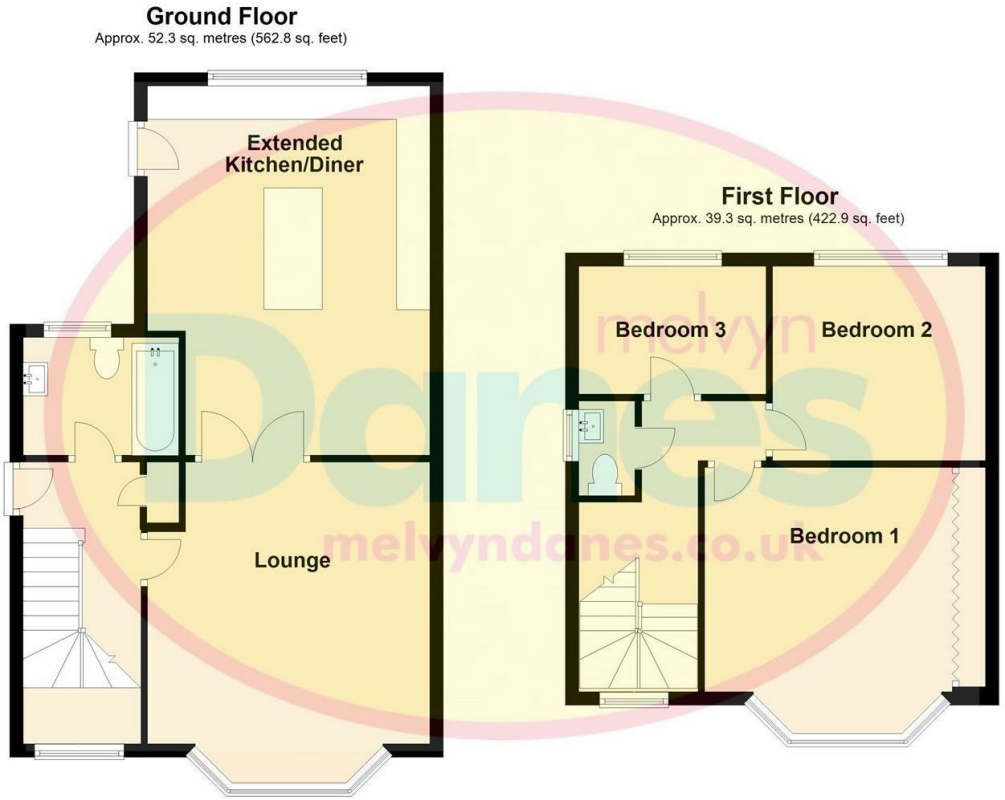
**BROADBAND: We understand that the standard broadband download speed at the property is around 10 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 26/6/2025. 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 26/6/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.**

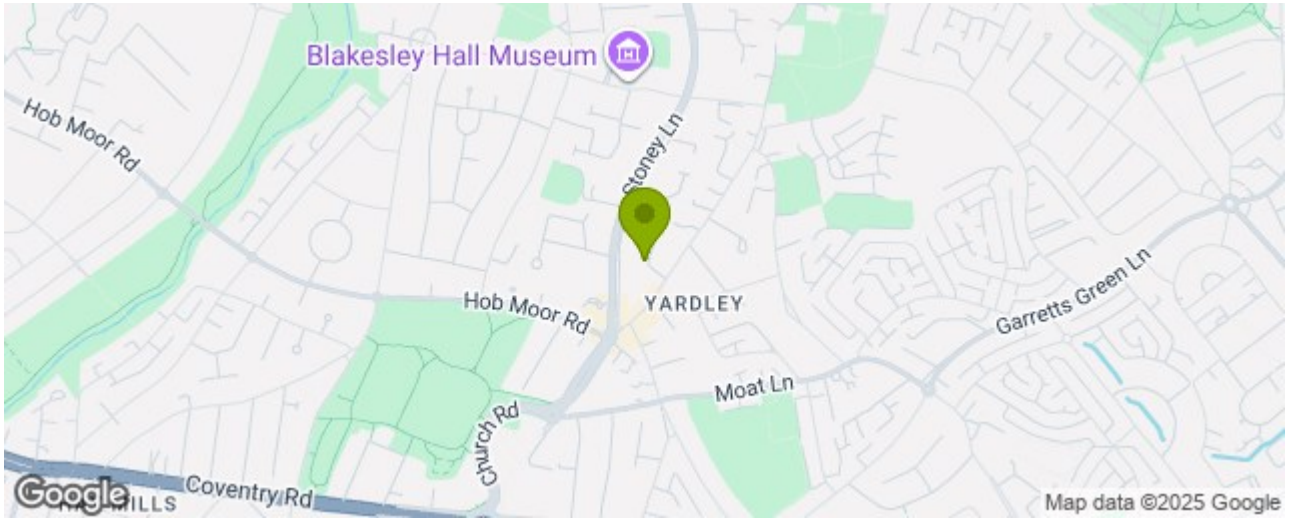
**VIEWING: By appointment only with the office on the number below.**

**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.**

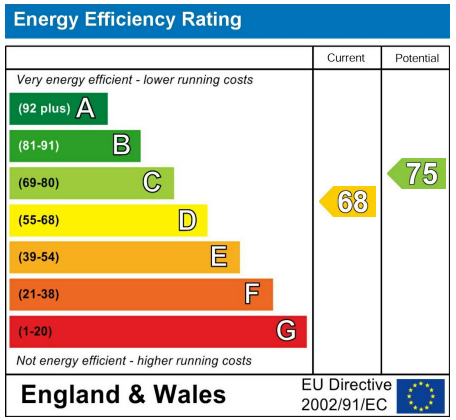
**MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.**




Total area: approx. 91.6 sq. metres (985.7 sq. feet)




**29 Blakemere Avenue Yardley Birmingham B25 8US**
**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.