



Danes
melvyn
ESTATE AGENTS



**Welford Avenue
Yardley
Offers Over £280,000**

Description

A superb, extended semi detached house on a popular cul de sac in Yardley. This lovely property is the perfect family home and has been greatly improved by the current owners. Ready to move into and in a great location near to shops, schools and transport links and comprising: entrance hall, lounge, dining room, extended Wren kitchen, utility and shower room to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, driveway, good size rear garden and tandem garage to the rear.



Accommodation

Front Driveway

Entrance Hall

Shower Room

6'9 max x 5'10 (2.06m max x 1.78m)



Dining Room

12'3 max x 13'7 to bay (3.73m max x 4.14m to bay)

Lounge

15'9 max x 11'11 max (4.80m max x 3.63m max)



Extended Kitchen

12' x 8'3 (3.66m x 2.51m)



Utility Room

15'5 max x 6'8 max (4.70m max x 2.03m max)

Landing

Bedroom One

12'3 x 12'6 to bay (3.73m x 3.81m to bay)



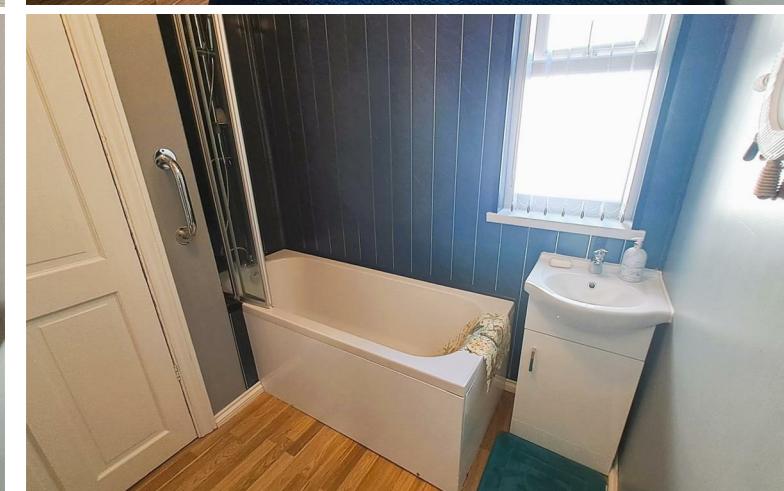
Bedroom Two

8'8 x 8'7 (2.64m x 2.62m)



Bedroom Three

6'8 x 8'8 (2.03m x 2.64m)



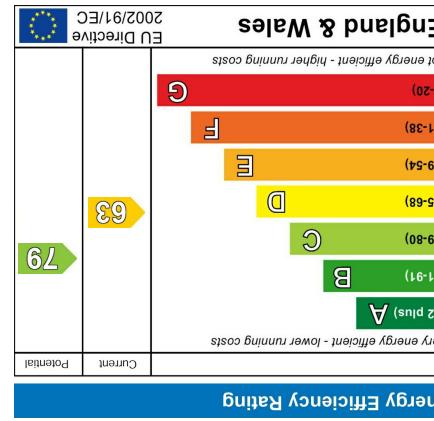
Bathroom

7'4 max x 5'11 max (2.24m max x 1.80m max)

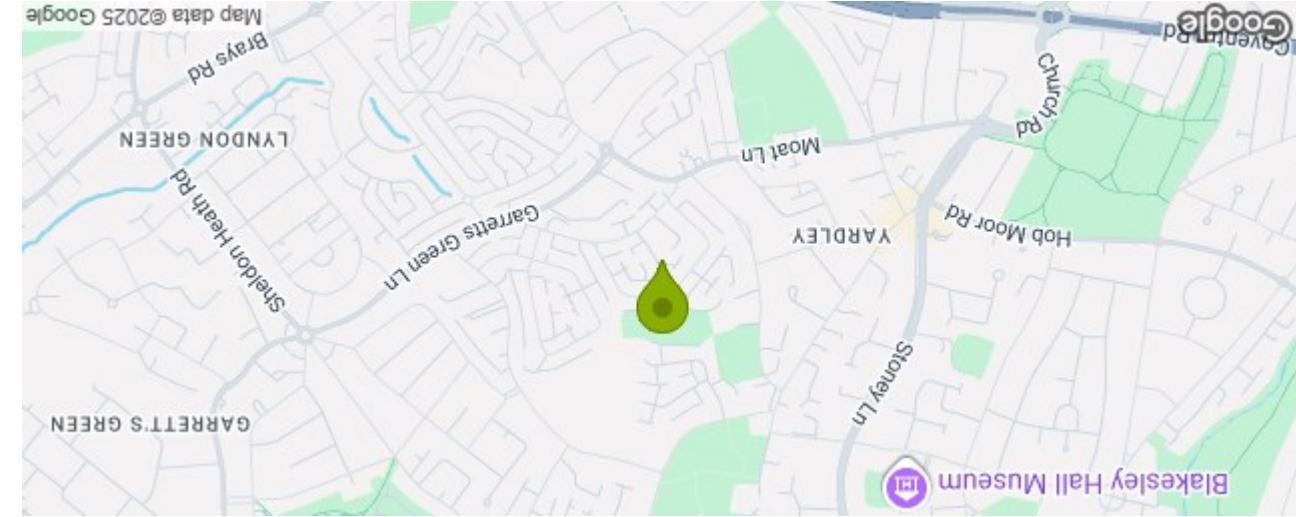
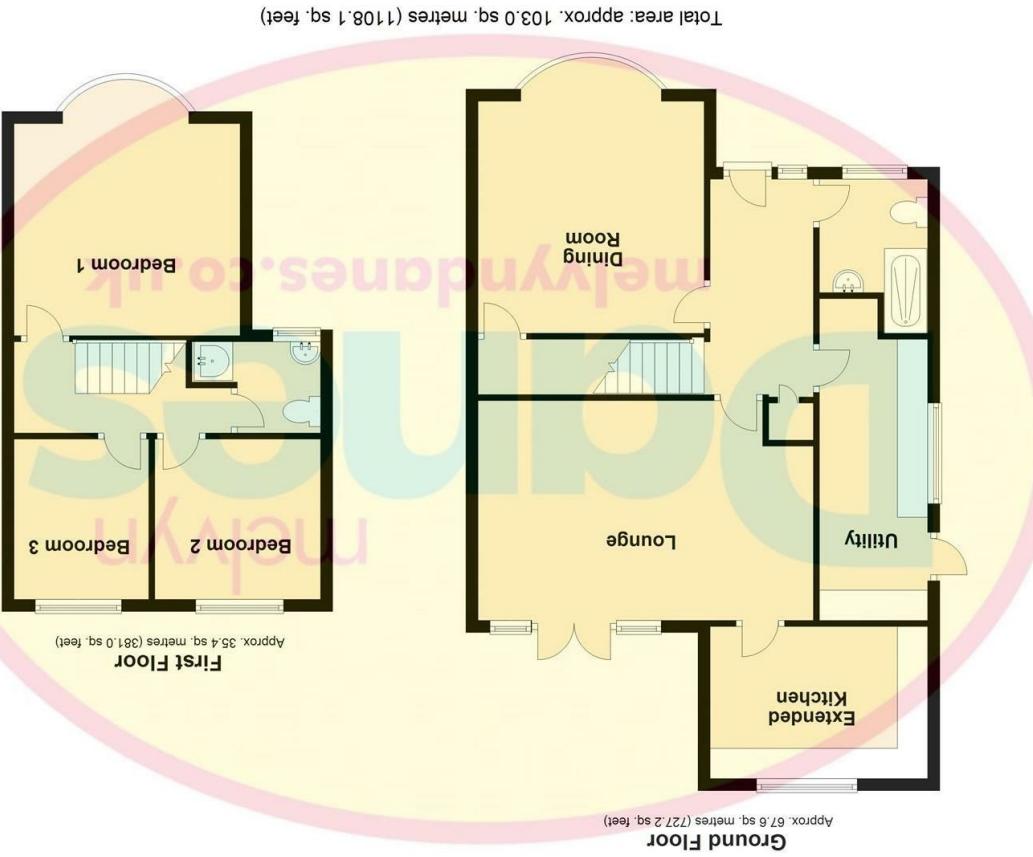
Rear Garden

Tandem Garage

9'7 x 26'7 (2.92m x 8.10m)



34 Welford Avenue Yardley Birmingham B26 2LD
Council Tax Band: C



Total area: approx. 103.0 sq. metres (1108.1 sq. feet)

MONY LANDLORDING 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 landlords, we may use external services which review publicly available information on companies and individuals. Any purchaser who has a professional 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 of 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.

CONSUMER PROTECTION FROM UNFAIR TRADING 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 written confirmation of all legal and factual matters and information from the seller. 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 or fittings or services mentioned and do not by these particulars or otherwise warrant that they are in working order.

VIEWING: By appointment only with the office on the number below.
MOBILE: We understand that the property is likely to have limited mobile coverage (data taken from checker.ofcom.org.uk on 13/06/2025). Please note that actual services available may be different depending on the particular circumstances.
PRECISE LOCATION AND NETWORK OUTAGES: 13/06/2025. Actual service availability at the property or speeds received may be different.

BROADBAND: We understand that the standard broadband download speed at the property is around 6 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 13/06/2025.

TENURE: We are advised that the property is Freehold