



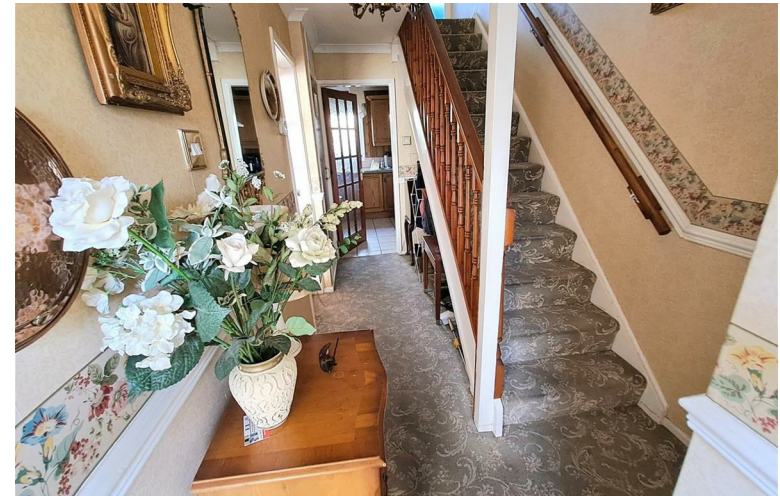
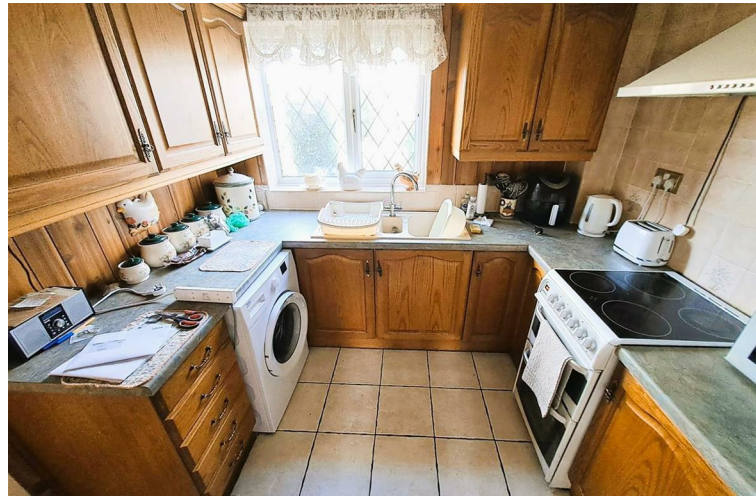
melvyn  
**Danes**  
ESTATE AGENTS

Rutland Drive  
Yardley  
£240,000



## Description

A well maintained semi detached house on a quiet cul de sac in Yardley close to all amenities. This property is a complete blank canvas to make your own and would be the ideal first time purchase. Comprising entrance hall, lounge, dining room and kitchen to the ground floor. Upstairs there are three bedrooms, the bathroom and a separate WC. Further benefiting from central heating, double glazing, gardens to the front and rear, rear garage and rear drive.





## Accommodation

### Gardens to The Front

#### Entrance Hall

5'11 x 15'2 (1.80m x 4.62m)

#### Lounge

11'2 x 11'8 (3.40m x 3.56m)

#### Dining Room

8'7 x 9'1 (2.62m x 2.77m)

#### Kitchen

8'7 x 9'1 (2.62m x 2.77m)

#### Landing

6' x 8' (1.83m x 2.44m)

#### Bedroom One

11'4 max x 13'7 max (3.45m max x 4.14m max)

#### Bedroom Two

11'4 max x 9'7 max (3.45m max x 2.92m max)

#### Bedroom Three

8'6 x 6'2 (2.59m x 1.88m)

#### Bathroom

5'8 x 5'9 (1.73m x 1.75m)

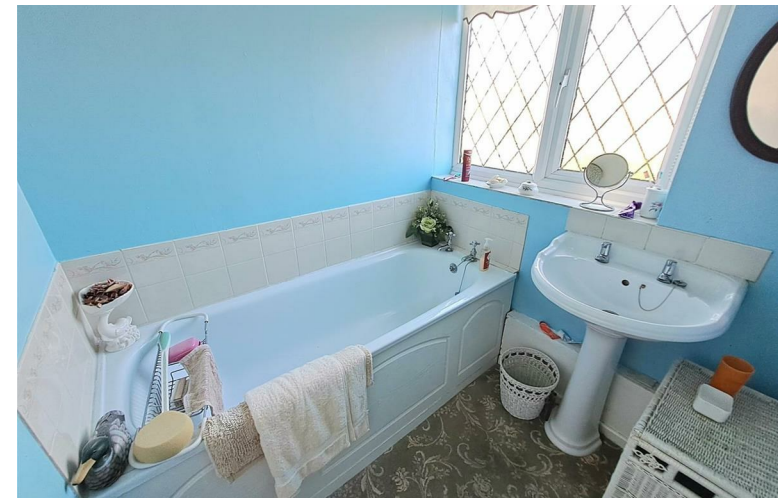
#### Separate WC

2'6 x 6'3 (0.76m x 1.91m)

#### Rear Garden

#### Rear Garage

Rear Drive





TENURE: We are advised that the property is FREEHOLD

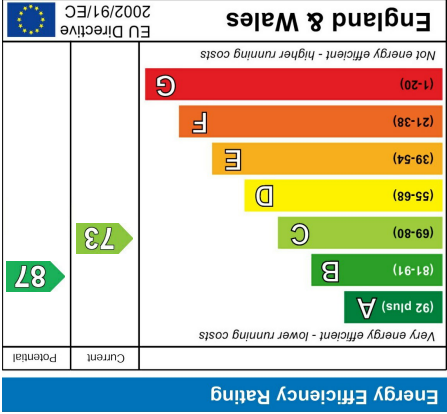
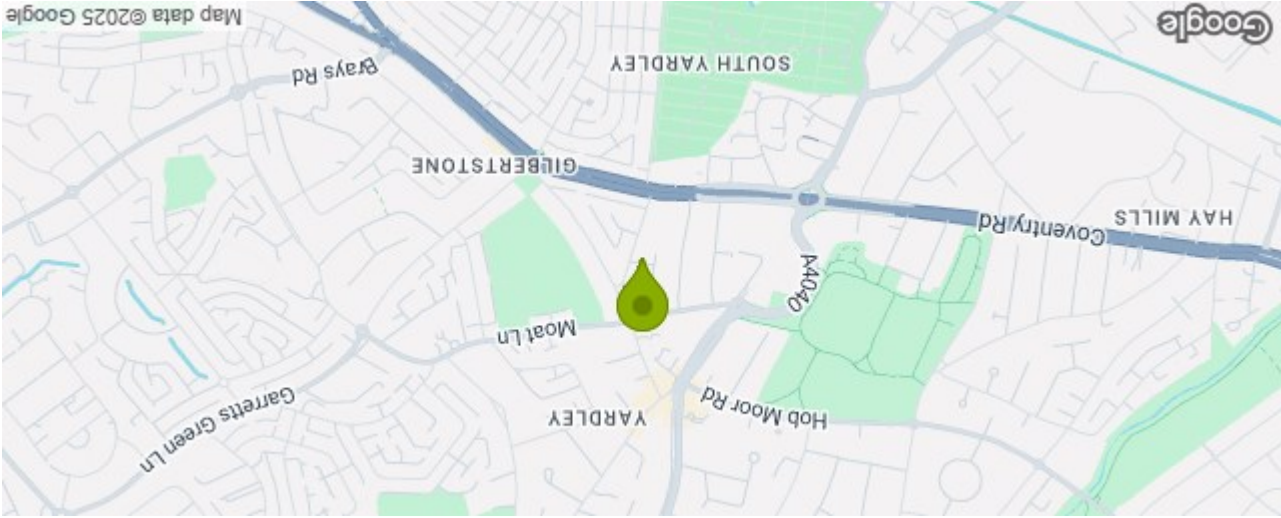
BROADBAND: We understand that the standard broadband download speed at the property is around 6 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 01/04/2025. 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 26/03/2025). 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.



8 Rutland Drive Yardley Birmingham B26 1UB  
Council Tax Band:

Total area: approx. 86.5 sq. metres (930.7 sq. feet)

