



**Danes**  
melvyn  
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

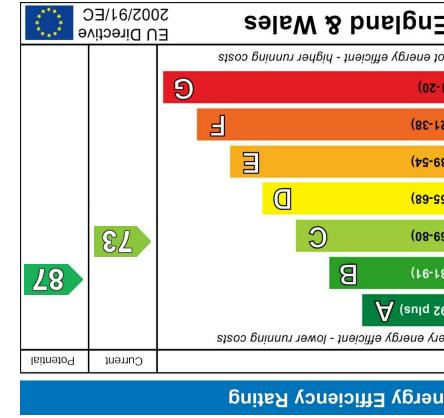
2'6 x 6'3 (0.76m x 1.91m)

### Rear Garden

### Rear Garage

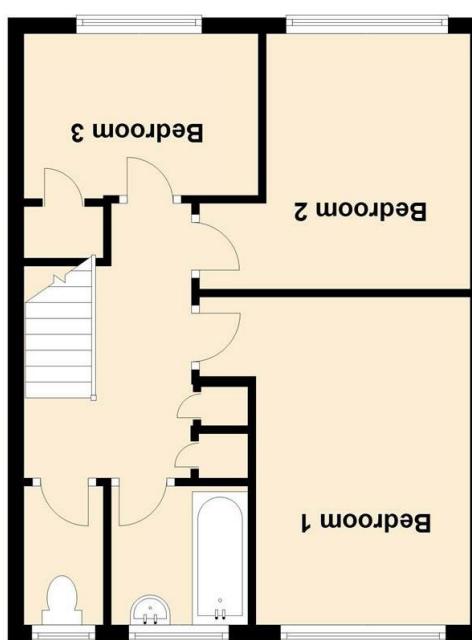
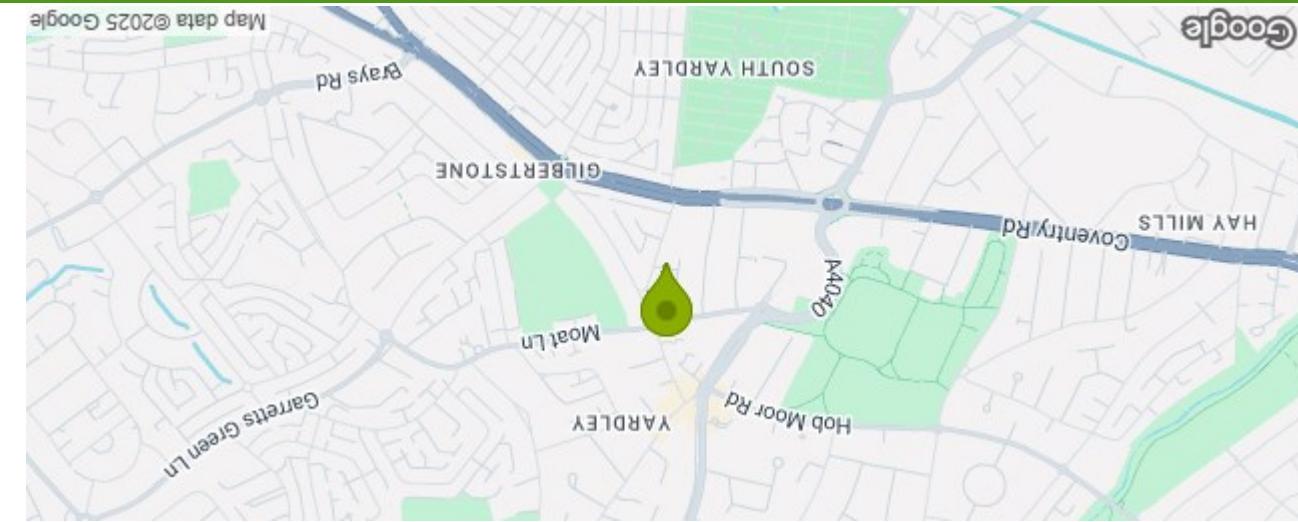
### Rear Drive



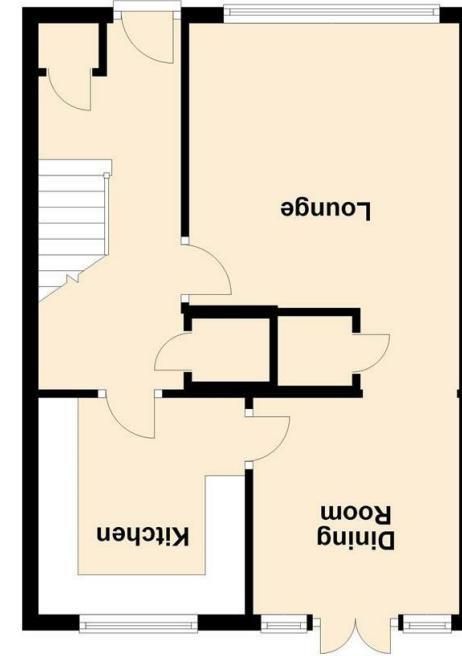


8 Rutland Drive Yardley Birmingham B26 1UB  
Council Tax Band: D

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



Approx. 41.8 sq. metres (450.4 sq. feet)  
First Floor



Approx. 44.6 sq. metres (480.3 sq. feet)  
Ground Floor

MONKEY 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 individuals, we may use approved 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 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.

PROSPECTIVE PURCHASER SHOULD OBTAIN INFORMATION ON THE LEGAL AND FACTUAL MATTERS AND INFORMATION FROM THE SELLER, UNLESS SPECIFICALLY STATED. THE AGENT HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES INCLUDED IN THE SALE, UNLESS SPECIFICALLY STATED. THE AGENT HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES INCLUDED IN THE SALE, UNLESS SPECIFICALLY STATED. The legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the licensed conveyancer or surveyors as appropriate. The agent has not sought to verify the legal title of the property and the prospective purchaser should obtain verification of all legal and factual matters and information from their solicitor. Any subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any 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 consumer protection from unfair trading 2008: These particulars are for general guidance only and are not necessarily verifiable from their solicitor. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. The legal title of the property and the licensed conveyancer or surveyors as appropriate. The agent has not sought to verify the legal title of the property and the prospective purchaser should obtain verification of all legal and factual matters and information from their solicitor. Any subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any

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

PRECISE LOCATION AND NETWORK OUTAGES:

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.org.uk on 26/03/2025). Please note that actual services available may be different depending on the particular circumstances.

BROADBAND: We understand that the 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.org.uk on 01/04/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is FREEHOLD