melvyn Danes
ESTATE AGENTS

Elmcroft Road

Yardley

Offers Over £290,000

Description

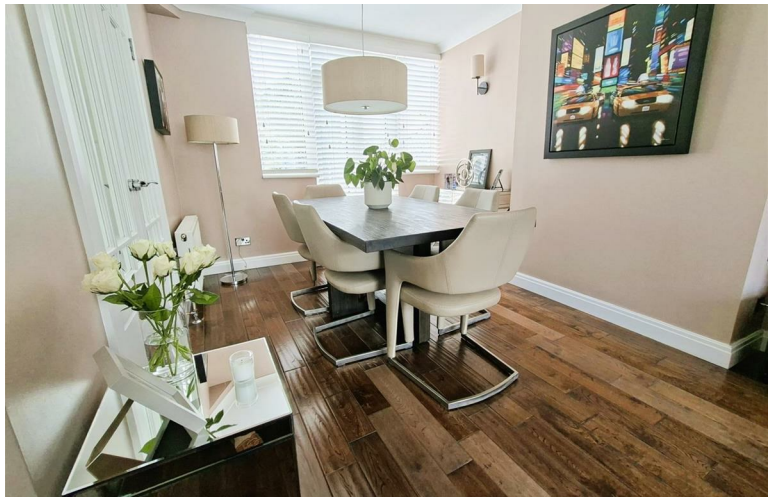
STUNNING FAMILY HOME!

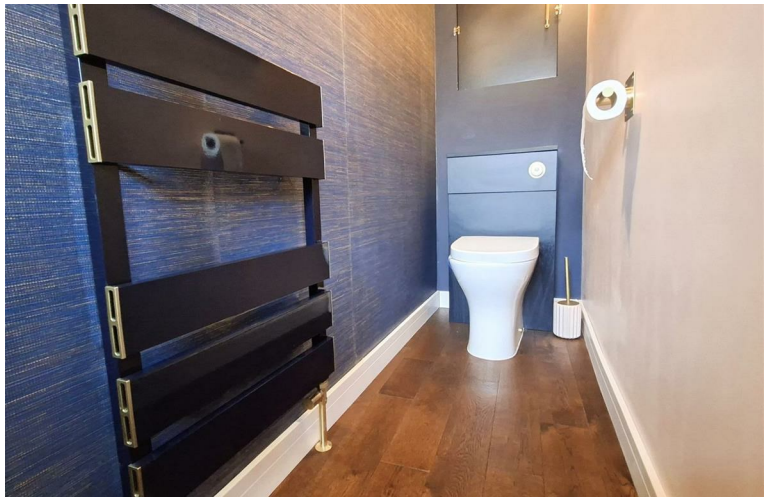
A beautifully presented and thoughtfully extended semi detached house on a popular road in Yardley.

This lovely property is turn key ready and is in a super location near to a good range of shops, schools, facilities and transport links.

Comprising porch, open plan hall/lounge/diner with engineered oak flooring, a guest WC and an extended, superb fully integrated breakfast kitchen with quartz work surfaces. Upstairs there are three bedrooms and the bathroom.

Further benefiting from central heating, double glazing, driveway, established rear garden with a timber decked seating area, home bar and built in barbeque and a double rear garage with rear vehicular access.





Accommodation

Driveway

Porch
5'6 x 2'2 (1.68m x 0.66m)

Open Plan Hall/Lounge/Diner
15'10 max x 26'10 max to bay (4.83m max x 8.18m max to bay)

Guest WC
2'6 x 10'3 (0.76m x 3.12m)

Extended Breakfast Kitchen
9'5 max x 28'10 (2.87m max x 8.79m)

Landing
5'5 x 6'8 (1.65m x 2.03m)

Bedroom One
9'11 x 13'4 to bay (3.02m x 4.06m to bay)

Bedroom Two
9'11 max excluding wardrobes x 13'2 to hald bay (3.02m max excluding wardrobes x 4.01m to hald bay)

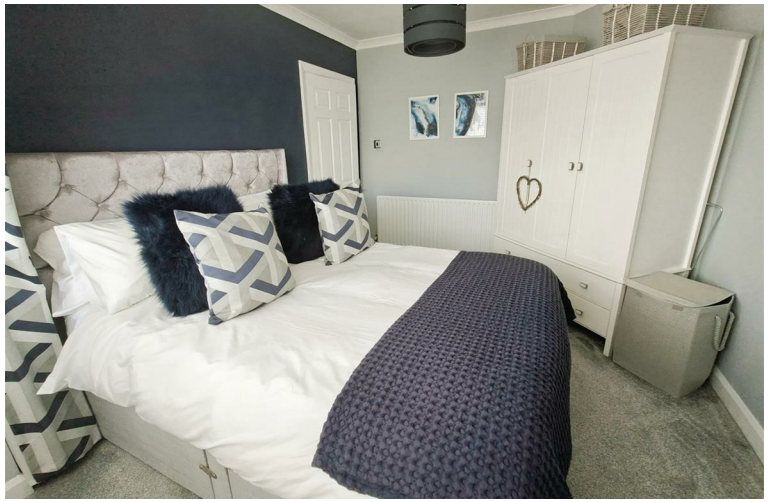
Bedroom Three
5'3 x 7'1 (1.60m x 2.16m)

Bathroom
5'3 x 7'5 (1.60m x 2.26m)

Rear Garden

Double Rear Garage
17'10 max x 18'10 max (5.44m max x 5.74m max)

Rear Service Road



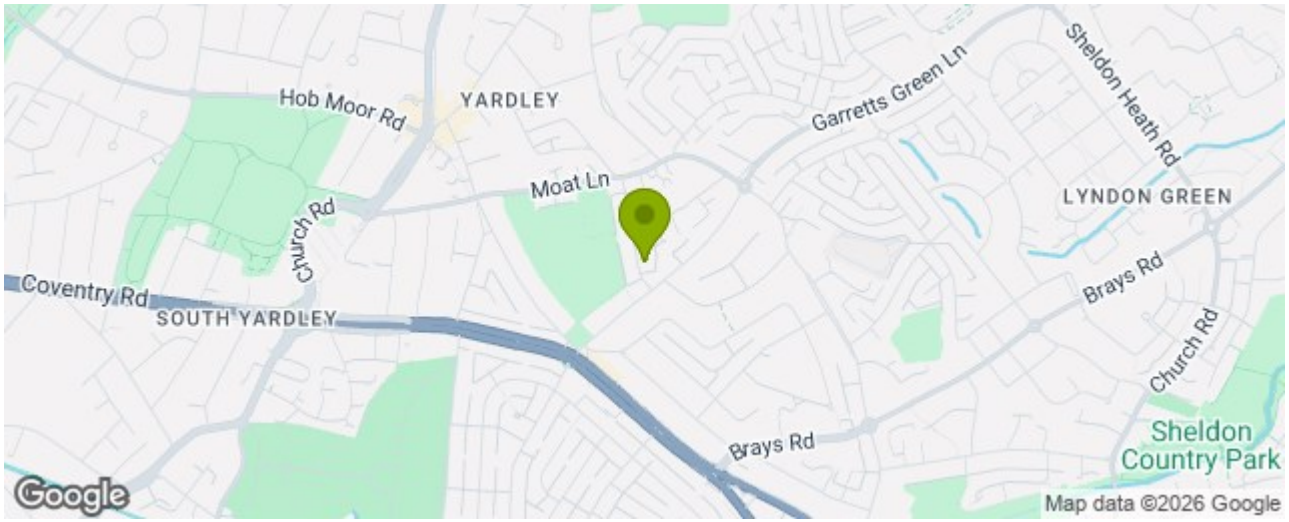
TENURE: We are advised that the property is .....

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.

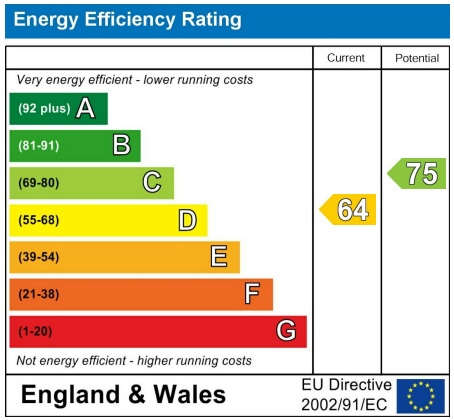
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on xx/xx/xxxx we understand that the standard broadband download speed at the property is around xx Mbps, and the estimated fastest download speed currently achievable for the property post code area is around xx Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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 vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

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



21 Elmcroft Road Yardley Birmingham B26 1PJ
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.

Tel: 0121 742 2123 Email: sheldon@melvyndanes.co.uk melvyndanes.co.uk