



**Danes**  
melvyn  
ESTATE AGENTS

**Bilton Grange Road  
Yardley  
Offers Over £240,000**

## Description

A well presented, extended semi detached house on a popular road in Yardley with NO ONWARD CHAIN. This lovely property will make the perfect first time purchase and is in a great location near to shops, schools and facilities. Comprising enclosed porch, entrance hall, lounge and an extended kitchen/diner to the ground floor. Upstairs there are three bedrooms and the bathroom. Further benefiting from central heating, double glazing, gardens to the front and rear and rear garage.



## Accommodation

**Front Garden**

**Enclosed Porch**

**Entrance Hall**

5'8 x 13'7 (1.73m x 4.14m)

**Lounge**

9'9 max x 20' to bay (2.97m max x 6.10m to bay)

**Extended Kitchen Diner**

15' max x 16'8 max (4.57m max x 5.08m max)

**Landing**

5'9 x 6'7 (1.75m x 2.01m)

**Bedroom One**

9'10 max x 12'8 to bay (3.00m max x 3.86m to bay)

**Bedroom Two**

9'10 max x 12'1 to bay (3.00m max x 3.68m to bay)

**Bedroom Three**

5'9 x 6'7 (1.75m x 2.01m)

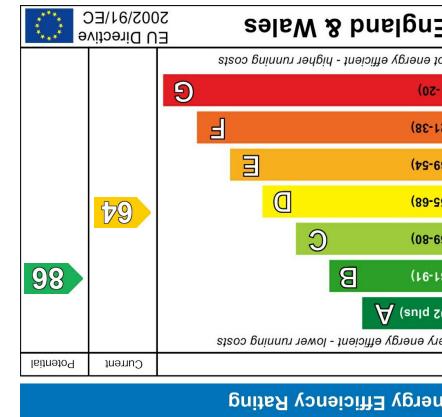
**Bathroom**

5'9 x 6'4 (1.75m x 1.93m)

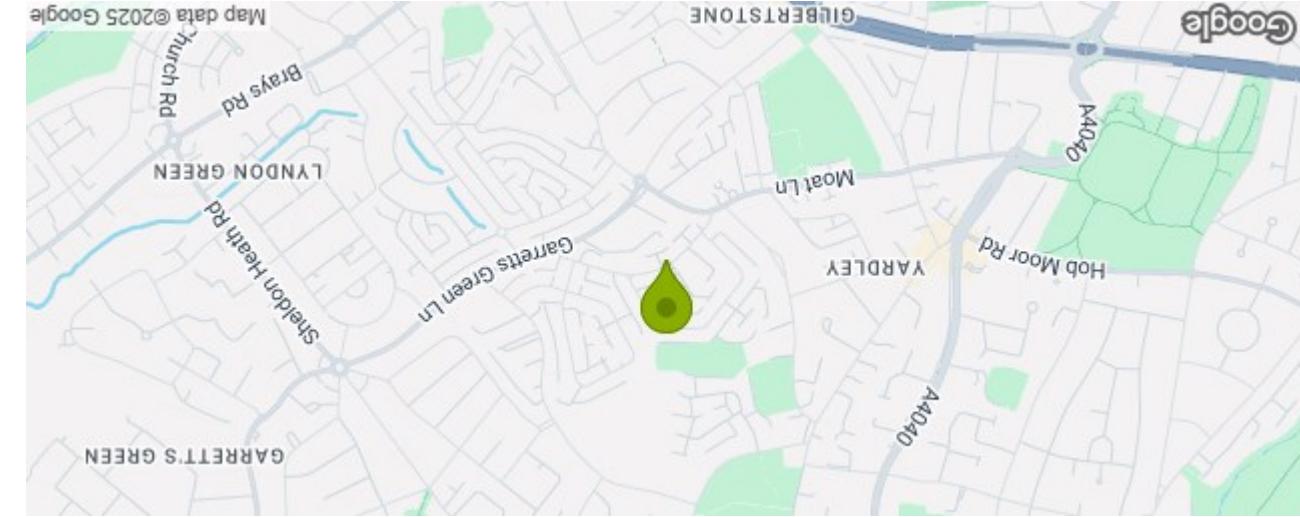
**Rear Garden**

**Rear Garage**

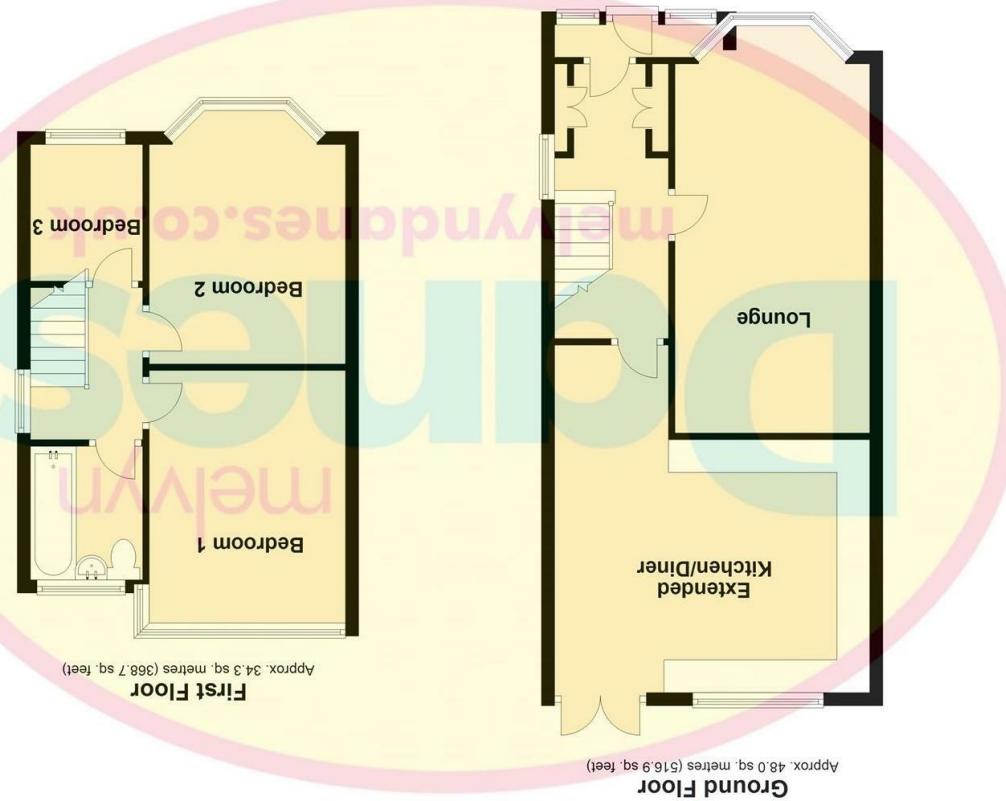




53 Bilston Grange Road Yardley Birmingham B26 2JU  
Council Tax Band: B



Total area: approx. 82.3 sq. metres (885.5 sq. feet)



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 written confirmation of all legal and factual matters and information from the seller.

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 licensed Conveyancer or Surveyors as appropriate. The agent has not tested any apparatus, equipment, fixtures or services mentioned and do not by these particulars or otherwise warrant that they are in working order.

MONEY LENDING 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 a quick check. 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 identification in 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.

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

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.org.uk on 12/03/2025). Please note that actual services available may be different depending on the particular circumstances.

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

12/03/2025. Actual service availability at the property or speeds received may be different.

12/03/2025. 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.org.uk on 12/03/2025. Please note that results will vary depending on the speed available for the property is around 6 Mbps, however broadband download speed at the property is around 6 Mbps, however