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melvyn
ESTATE AGENTS

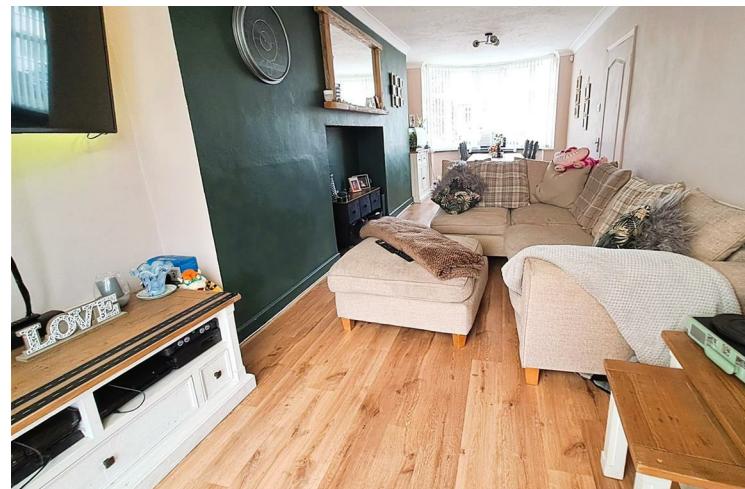
**Steyning Road
South Yardley
£250,000**

Description

This lovely property is in a great location near to a good range of shops, schools, facilities and transport links and comprises:

Enclosed Porch, entrance hall, through lounge/diner, kitchen, conservatory and covered side passage/utility to the ground floor. Upstairs there are three bedrooms and the bathroom.

Further benefiting from a usable loft space which is boarded with ladders and velux window, central heating, double glazing, driveway, rear garden and rear garage (with security gated rear vehicular access).



Accommodation

Driveway

Enclosed Porch

5'4 x 5'5 (1.63m x 1.65m)

Entrance Hall

5'8 x 8'9 (1.73m x 2.67m)

Through Lounge/Diner

9'11 x 25'10 (3.02m x 7.87m)

Conservatory

9'4 x 9'5 (2.84m x 2.87m)

Kitchen

5'8 x 9'8 (1.73m x 2.95m)

Covered Side Passage/Utility

3'4 min x 27' (1.02m min x 8.23m)

Landing

5'8 x 7' (1.73m x 2.13m)

Bedroom One

9'11 x 13'4 (3.02m x 4.06m)

Bedroom Two

9'11 x 12'4 (3.02m x 3.76m)

Bedroom Three

5'8 x 6'6 (1.73m x 1.98m)

Bathroom

5'8 x 6'6 (1.73m x 1.98m)

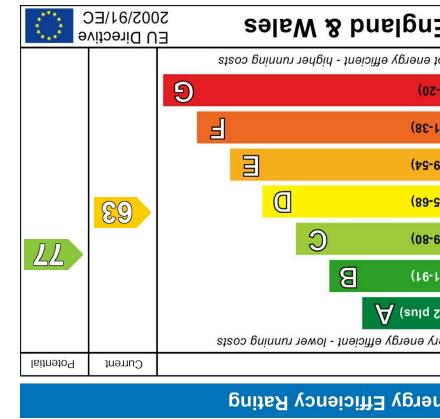
Usable Loft Space With Ladder

Rear Garden

Rear Garage

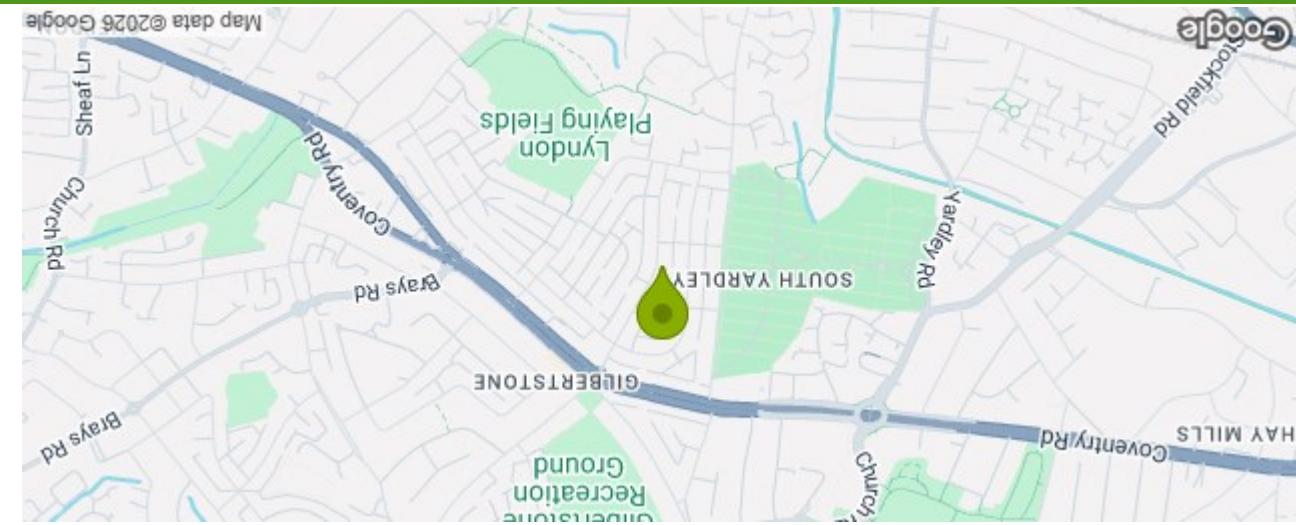
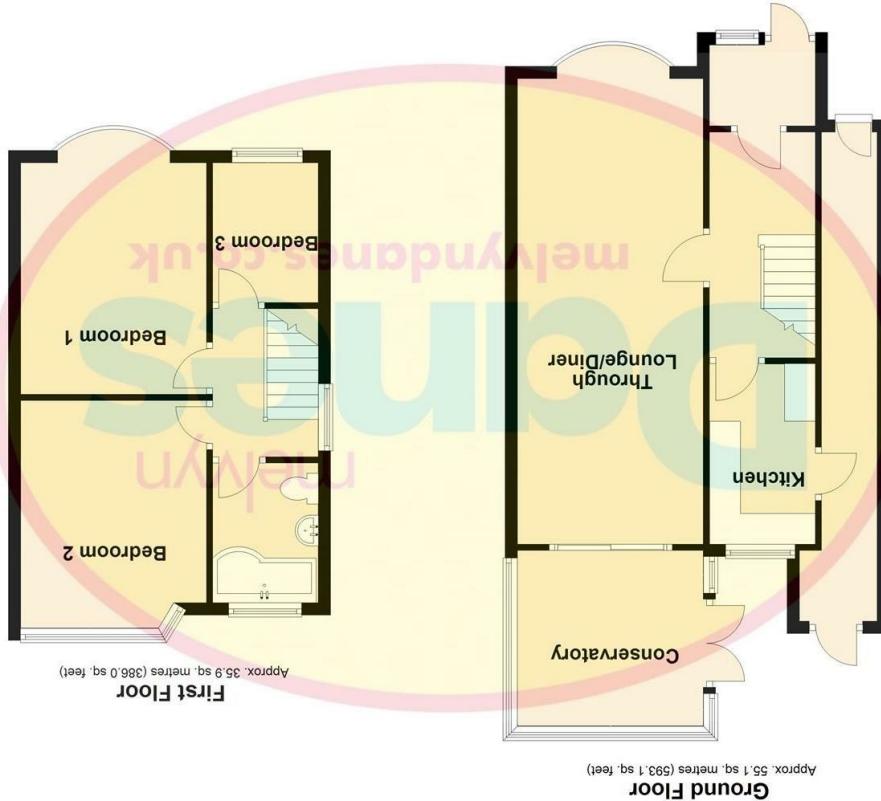
Rear Vehicular Access





95 Steling Road South Yardley Birmingham B26 1JB

Total area: approx. 91.0 sq. metres (979.1 sq. feet)



MONY LANDLORD REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and obligate to use the services of the recommended provider.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. Any purchaser who has a professional offer a referral fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use these services.

PROPERTY SURVEYS: 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 write to you to ask for identification evidence. However, should those checks, for any reason, fail adequately to confirm review publicly available information on companies and individuals, we may use approved external services which avoid the need to request detailed identity information from new landlords and intermediating providers, and to review this from time to time. To companies and the beneficial owners of organisations and trusts before accepting new instructions, and to approved external services which avoid the need to request detailed identity information from new landlords and intermediating providers, and to review this from time to time. To

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

PROPERTY TEST: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 19/9/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband download speed at the property is around 9 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 19/9/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is FREEHOLD.