



Danes
melvyn
ESTATE AGENTS

**Rockingham Road
Yardley
£325,000**

Description

A larger style, extended semi detached house on a sought after road in Yardley with NO ONWARD CHAIN. This lovely property is the perfect family home and is in a superb location near to a good range of shops, schools and facilities. Comprising enclosed porch, entrance hall, two separate reception rooms, extended kitchen and conservatory to the ground floor. Upstairs there are three bedrooms, a re fitted shower room and usable loft space. Further benefiting from central heating, double glazing, driveway, rear garage and rear garden.



Accommodation

Driveway

Enclosed Porch

Entrance Hall

5'11 max x 12'5 (1.80m max x 3.78m)

Reception One

11'4 max x 15'2 to bay (3.45m max x 4.62m to bay)

Reception Two

10'8 max x 14'11 (3.25m max x 4.55m)

Extended Kitchen

6'6 max x 16'5 (1.98m max x 5.00m)

Conservatory

17'5 max x 11'9 max (5.31m max x 3.58m max)

Landing

Bedroom One

9'10 max x 15'2 to bay (3.00m max x 4.62m to bay)

Bedroom Two

10'5 max x 15'2 to bay (3.18m max x 4.62m to bay)

Bedroom Three

6'7 x 7'11 (2.01m x 2.41m)

Re Fitted Shower Room

6'7 x 8'8 (2.01m x 2.64m)

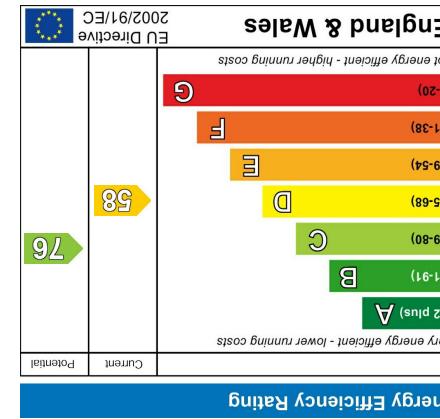
Usable Loft Space

17'9 max x 14'1 (5.41m max x 4.29m)

Rear Garden

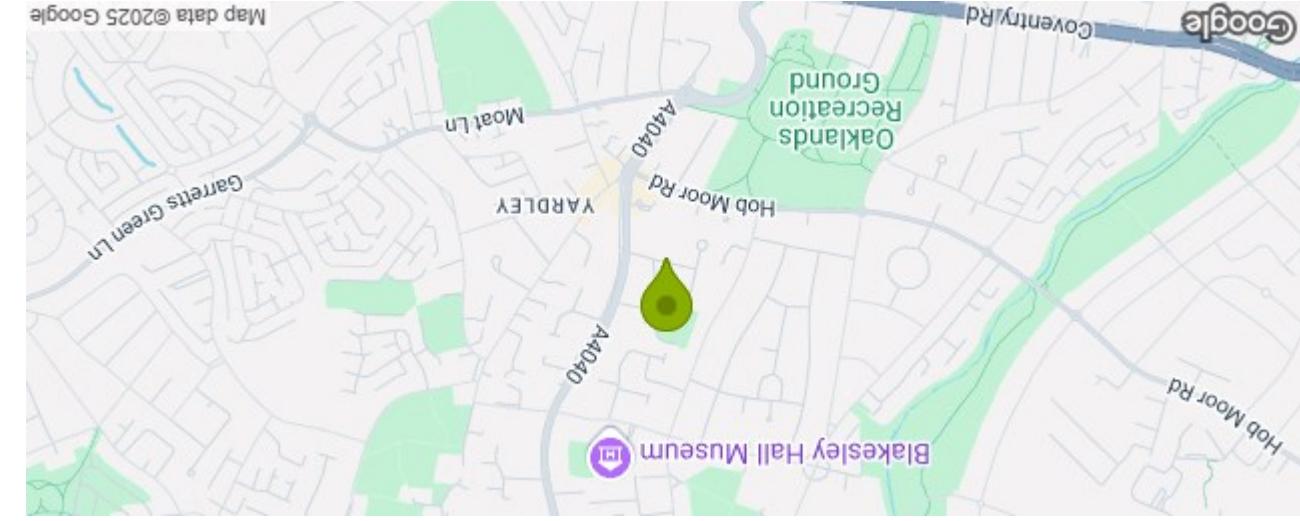
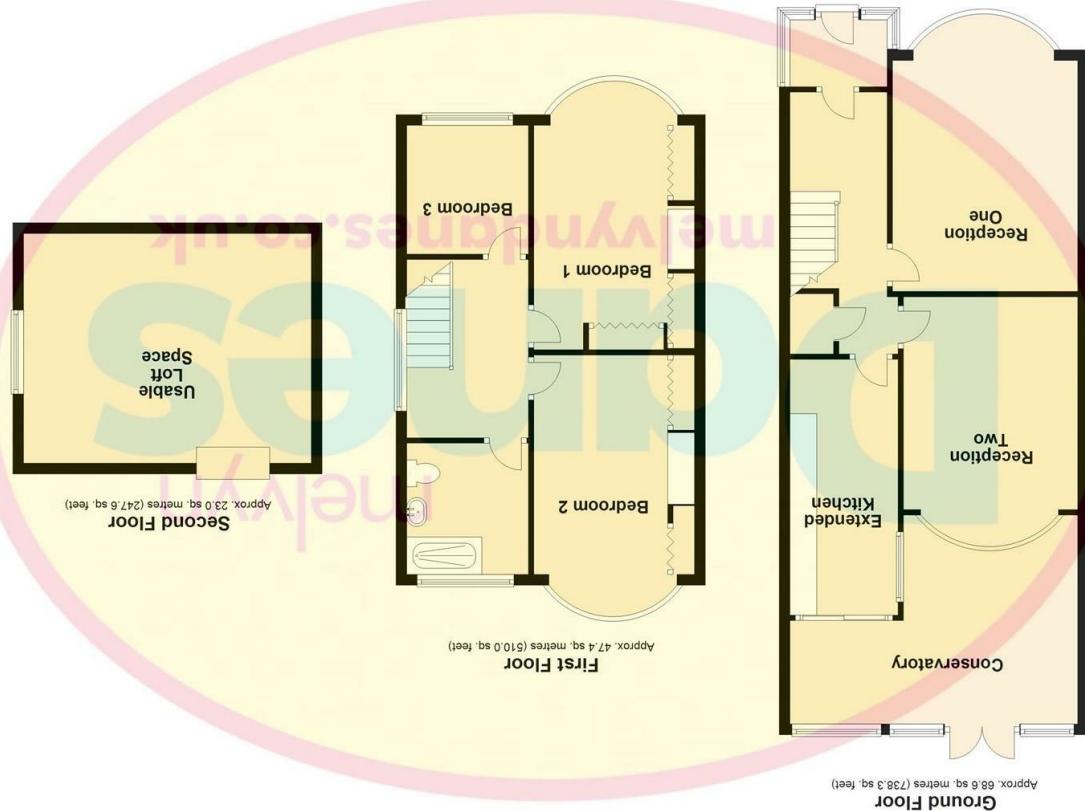
Rear Garage





26 Rockingham Road Yardley Birmingham B25 8RG
Council Tax Band: C

Total area: approx. 139.0 sq. metres (1495.9 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.

CONSUMER PROTECTION 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 institutions, 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 service 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 of 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.

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.com.org.uk on 10/02/2025). 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.

10/02/2025. Actual service available for the property post code area is around 1800 Mbps. Data taken from checker.com.org.uk currently achievable at the property is likely to have speeds received may be different.

BROADBAND: We understand that the standard broadband download speed at the property is around 14 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.com.org.uk

TENURE: We are advised that the property is FREEHOLD.

PROPERTY: We are advised that the property is in good condition throughout, subject to normal wear and tear. The property is offered with no known restrictions and is free from any known encumbrances.

PLANNING: We are advised that the property is not subject to any known planning restrictions.

ENERGY PERFORMANCE CERTIFICATE: The property has an EPC rating of C (69-80). The EPC rating is based on the current energy performance of the property and is not a legal requirement for the sale of the property.

ENERGY EFFICIENCY: The property is currently rated C (69-80) and has the potential to be rated B (61-70). The energy efficiency rating is based on the current energy performance of the property and is not a legal requirement for the sale of the property.

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