



melvyn
Danes
ESTATE AGENTS

Cranfield Grove

Yardley

Offers Over £265,000

Description

NO ONWARD CHAIN!

An extended semi detached house on a quiet cul de sac in Yardley near to a good range of amenities.

This property will make a great first time buy and is in a superb location near to a shops, schools and transport links.

Comprising porch, entrance hall, two separate reception rooms and extended dining kitchen to the ground floor. Upstairs there are three bedrooms and the bathroom.

Further benefiting from new boiler, new roof, new flat extension roof, central heating, double glazing, driveway and pleasant rear garden.



Driveway

Porch

Entrance Hall

Reception One

9'11 max x 13'01 into bay (3.02m max x 3.99m into bay)

Reception Two

9'11 max x 12'04 (3.02m max x 3.76m)

Kitchen

15'03 max x 18'10 max (4.65m max x 5.74m max)

Landing

Bathroom

5'06 x 9 (1.68m x 2.74m)

Bedroom One

10 x 14'09 into bay (3.05m x 4.50m into bay)

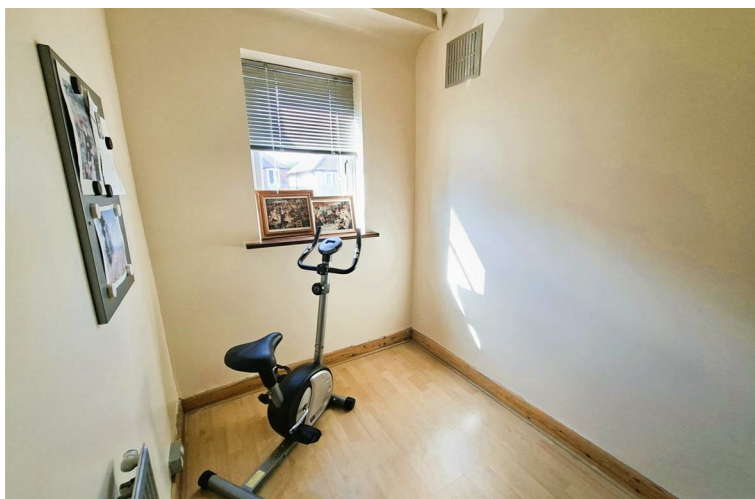
Bedroom Two

9'10 x 13'07 into bay (3.00m x 4.14m into bay)

Bedroom Three

5'09 x 7'08 (1.75m x 2.34m)

Rear Garden

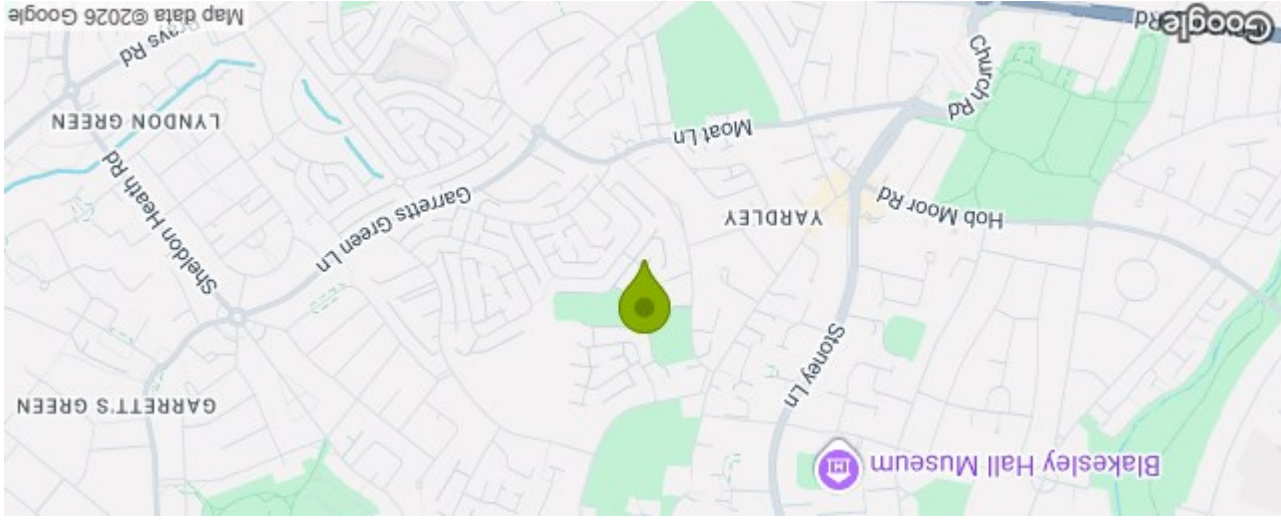


TENURE: We are advised that the property is FREEHOLD.

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, 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.gov.uk for broadband and mobile coverage at the property. From data taken on 24/06/2026 we understand that the standard broadband download speed at the property is around 6 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1800 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.



Energy Efficiency Rating		
England & Wales		
Very energy efficient - lower running costs	A (92 plus)	86
	B (81-91)	
Not energy efficient - higher running costs	C (69-80)	60
	D (55-68)	
	E (39-54)	
	F (21-38)	
	G (1-20)	
EU Directive 2002/91/EC		Potential

12 Cranfield Grove Yardley Birmingham B26 2LR
Council Tax Band: C

Total area: approx. 90.2 sq. metres (970.9 sq. feet)

