



**Yardley Road
Acocks Green
Offers Over £160,000**

**melvyn
Danes**
ESTATE AGENTS

Description

IDEAL BUY TO LET OR FIRST TIME PURCHASE WITH NO ONWARD CHAIN.

This lovely mid terraced house, retains many original features and overlooks the Grand Union canal to the rear. Near to a good range of shops, facilities and transport links including Acocks Green railway station.

Comprising; lounge, re fitted breakfast kitchen, ground floor bathroom and two double bedrooms to the first floor.

Further benefiting from double glazing, central heating and rear garden.



Accommodation

Front

Lounge

12'6 (max) x 10'10 (3.81m (max) x 3.30m)

Inner Lobby

Re Fitted Breakfast Kitchen

12'6 (max) x 9'11 (max) (3.81m (max) x 3.02m (max))

Outer Lobby

Bathroom

7'10 x 4'4 (2.39m x 1.32m)

Bedroom One

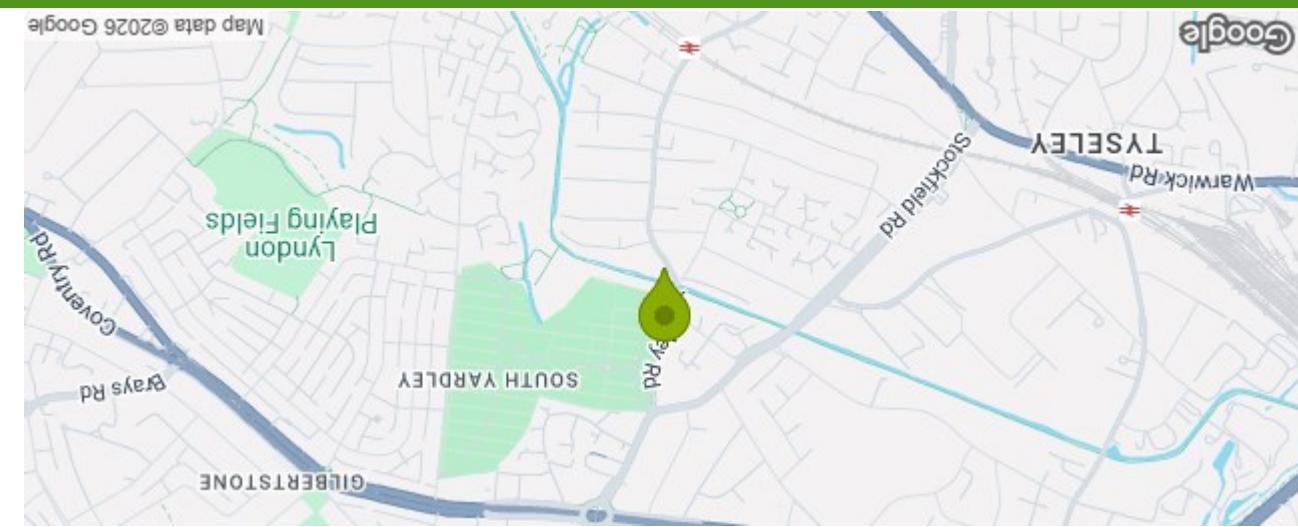
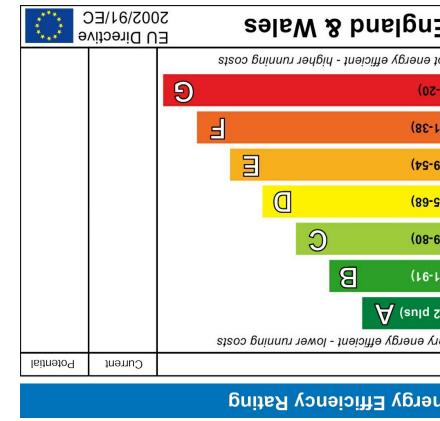
12'7 (max) x 10'10 (3.84m (max) x 3.30m)

Bedroom Two

12'7 (max) x 10 (3.84m (max) x 3.05m)

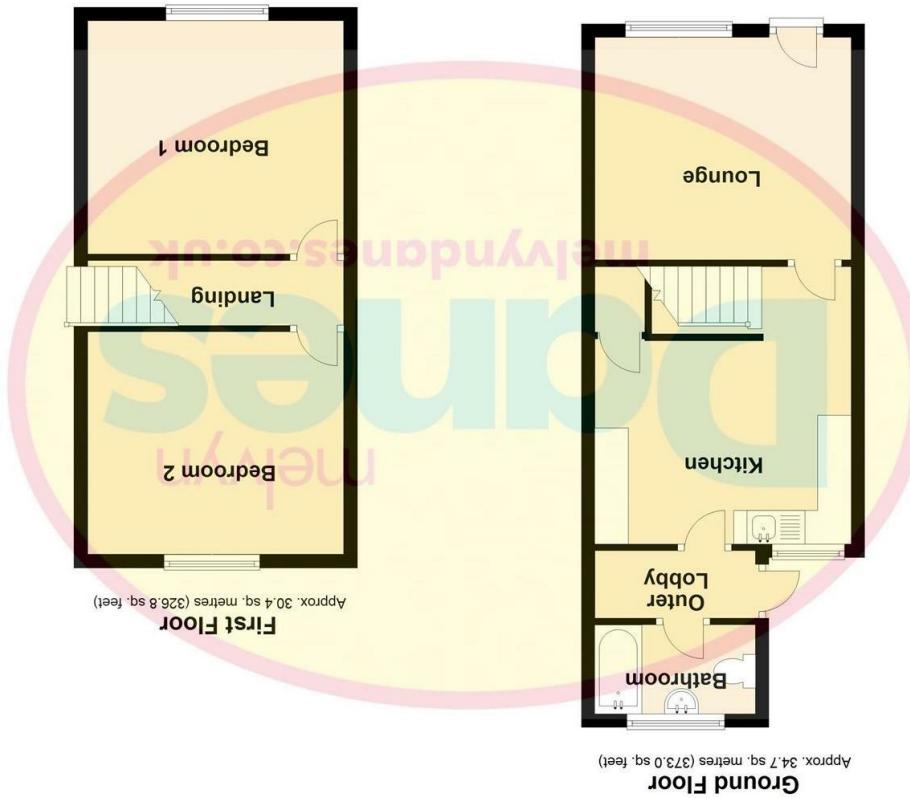
Rear Garden





Council Tax Band: A
220 Yardley Road, Accocks Green, Birmingham B27 6LR

Total area: approx. 65.0 sq. metres (699.8 sq. feet)



MONY LANDLORDING 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 intermediaries, we may use approved external services which review publicly available information from companies and intermediaries. However, should there be any reason to confirm identity, we may write to you to ask for documentary evidence. If you do not provide satisfactory evidence of identity, we may refuse to stop accepting for you and we would ask for your co-operation in order that there will be no delay in agreeing a reasonable time, we may have to stop accepting for you and we would ask for your co-operation in order that this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to us.

RENTAL FEES: 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.

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 accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to us.

PROPERTY: Any prospective purchaser should obtain verification of all legal and factual matters and information from their solicitor. Licenses and Conveyances or Surveyors are appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Prospective purchasers should obtain verification of all legal and factual matters and information from their solicitor. Licenses and Conveyances or Surveyors are appropriate. They do not constitute representations of fact or form part of any offer or 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 be guaranteed and may be subject to errors and/or omissions. These particular guarantees only apply to the seller. Complete accuracy cannot be guaranteed and the buyer must rely on their own investigations and/or professional advice.

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

MOBILE: Please refer to checker.com or g.uk for mobile coverage at the property. This 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.

BROADBAND: We understand that the standard broadband download speed at the property is around 16 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 or g.uk on 13/1/2025. Actual service availability at the property or speeds received may be different.

TEURSE: We are advised that the property is FREEHOLD.