



Danes
melvyn
ESTATE AGENTS

**Rockingham Road
Yardley
Offers Over £343,000**

Description

HUGE SCOPE TO EXTEND (STPP) - A spacious detached house occupying a corner plot on a popular and convenient road in Yardley.

This lovely property must be viewed to appreciate the size and potential it has to offer. In a super location near to a good range of shops, facilities and transport links and comprising:

Enclosed porch, entrance hall, extended through lounge and extended kitchen/diner to the ground floor. Upstairs there are three bedrooms and a four piece bathroom.

Further benefiting from central heating, double glazing, driveway, side garage and gardens to the front, side and rear.



Accommodation

Driveway

Front Garden

Enclosed Porch

6' max x 4'2 max (1.83m max x 1.27m max)

Entrance Hall

5'10 max x 14'10 (1.78m max x 4.52m)

Through Lounge/Diner

11'5 max x 30'5 into bay (3.48m max x 9.27m into bay)

Extended Kitchen/Diner

13'min x 15'2 max (3.96mmin x 4.62m max)

Landing

6'8 x 6'1 (2.03m x 1.85m)

Bedroom One

10'9 x 14'7 into bay (3.28m x 4.45m into bay)

Bedroom Two

10'7 x 12' (3.23m x 3.66m)

Bedroom Three

6'8 x 8'8 (2.03m x 2.64m)

Four Piece Bathroom

6'8 x 8'8 (2.03m x 2.64m)

Side Garage

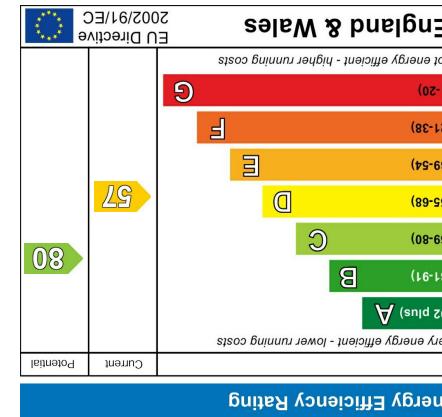
15' max x 14'8 max (4.57m max x 4.47m max)

Rear Garden

Side Garden

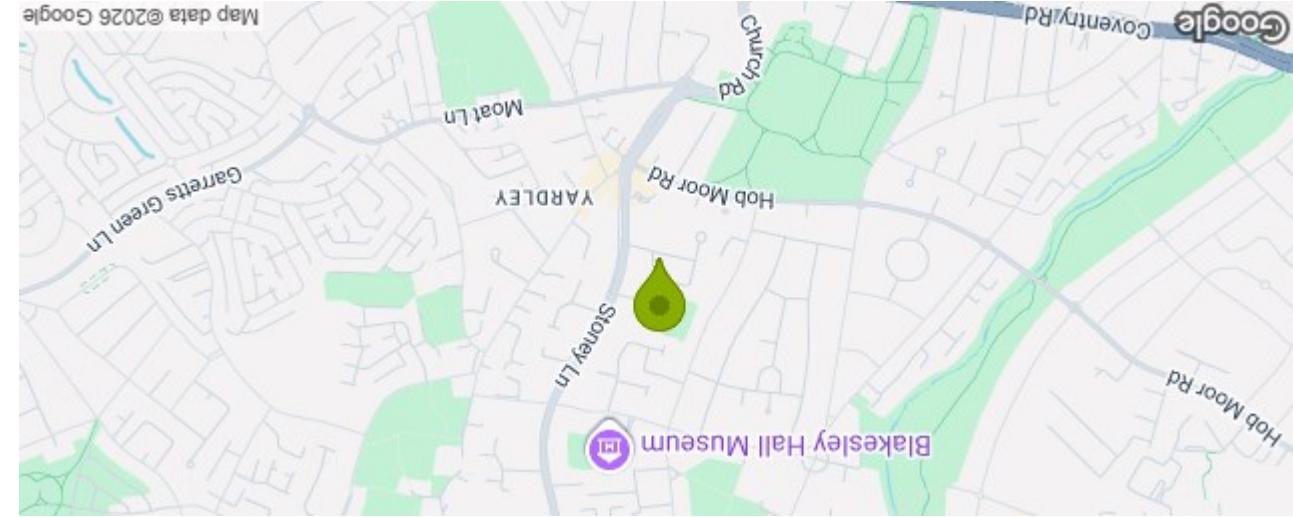
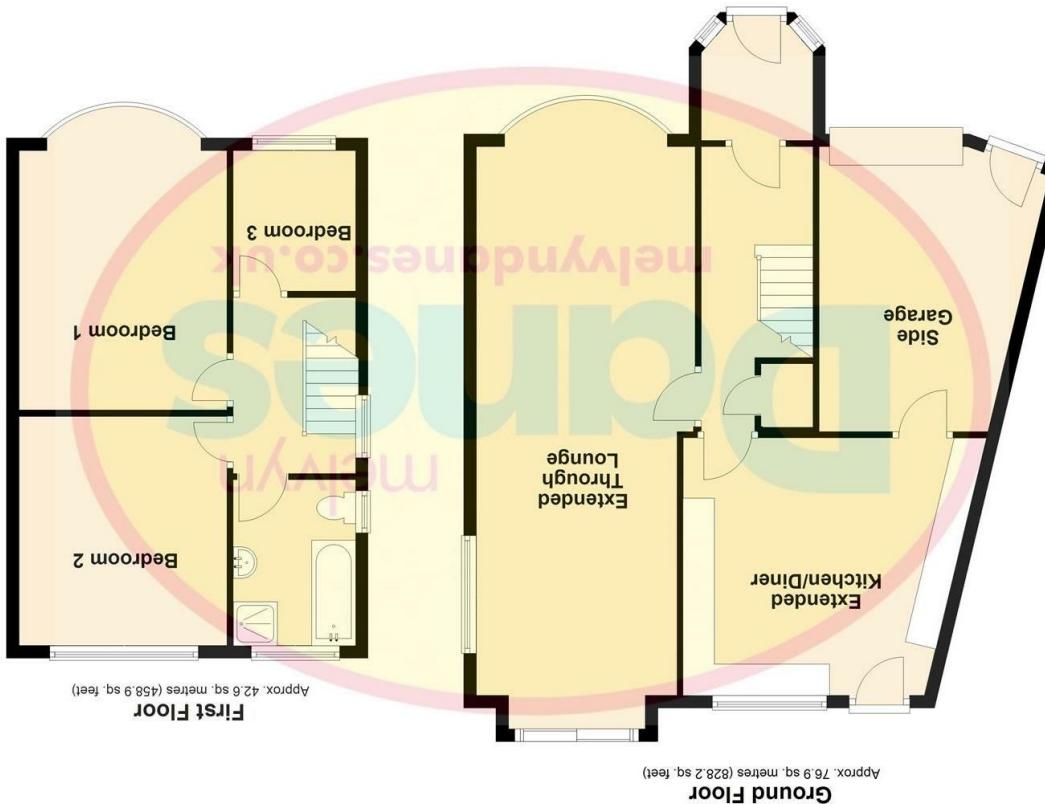


Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Rockingham Road Yardley Birmingham B25 8RG

total area: approx. 119.6 sq. metres (1287.1 sq. feet)



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These partners are free to generate 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 contractual agreement. Any prospective purchaser should obtain legal advice on all legal and factual matters and information from their solicitor, licensed conveyancer or surveyors if necessary. The agent has not sought to verify the legal title of the property and the buyers must obtain independent advice from their solicitor. Photographs are illustrative purposes only and the terms shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures or services mentioned and do not by these particulars or otherwise give every warranty that they are in working order.

Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

3G/4G/LTE 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.ofcom.org.uk on 1/10/2025. Actual service availability at the property or speeds received may be different.