

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, black, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, black, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

The text "Rockingham Road" is positioned in the bottom right area of the image, above "Yardley". It is written in a white, sans-serif font.

Rockingham Road

The text "Yardley" is positioned in the bottom right area of the image, above "Offers Over £350,000". It is written in a white, sans-serif font.

Yardley

The text "Offers Over £350,000" is positioned in the bottom right area of the image, at the very bottom. It is written in a white, sans-serif font.

Offers Over £350,000

## 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**



TENURE: We are advised that the property is FREEHOLD.

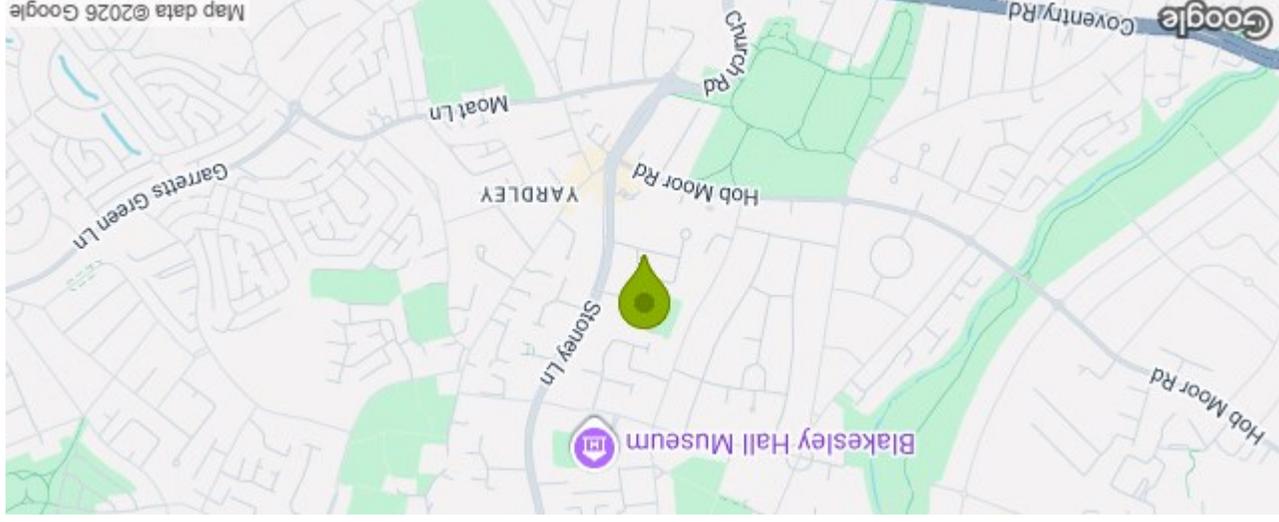
BROADBAND: We understand that the standard broadband download speed at the property is around 14 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 1/10/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 1/10/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages. VIEWINGS: By appointment only with the office on the number below.

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, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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 a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. 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.



### 15 Rockingham Road Yardley Birmingham B25 8RG Council Tax Band: D

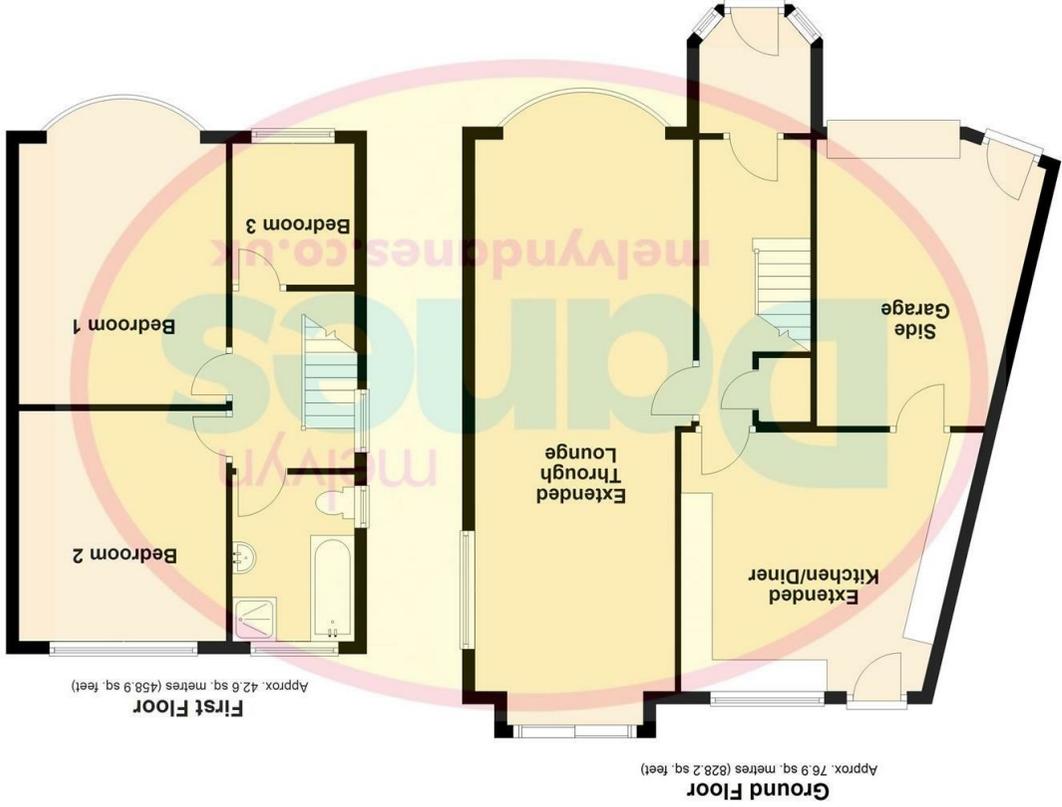
Energy Efficiency Rating	
Potential	80
Current	57

Band	Score Range	Cost Category
A	(92 plus)	Very energy efficient - lower running costs
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	Not energy efficient - higher running costs

EU Directive 2002/91/EC

Total area: approx. 1'9.6 sq. metres (1287.1 sq. feet)



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.