



melvyn
Danes
ESTATE AGENTS

Stoney Lane

Yardley

Asking Price £230,000

Description

A rare opportunity to acquire a semi detached three-bedroom family home on the ever-popular Stoney Lane. Offered to the market with endless potential, this period property is ideal for buyers looking to create their forever family home. Although requiring modernisation throughout, the property offers generous living accommodation and excellent scope to improve, remodel, or extend (subject to the necessary planning permissions), allowing the next owner to truly make it their own. The accommodation briefly comprises, entrance porch, entrance hall, two spacious reception rooms, a fitted kitchen, utility lean too, three bedrooms and an upstairs bathroom room.

To the rear we have a long extending private garden that does require some clearing but offers various outbuilding and sheds and a large double garage with rear vehicular access.

Ideally positioned, the property is within easy reach of a wide range of local amenities, including the nearby Swan Shopping Centre, supermarkets, cafés, restaurants, and everyday conveniences. Families will benefit from access to several well-regarded local schools, including Gilbertstone Primary School, Yardley Primary School, St Thomas More Catholic Primary School, and Cockshut Hill School. Commuters are exceptionally well served, with excellent transport links via the A45 Coventry Road, providing direct access to Birmingham City Centre, Solihull, Birmingham Airport, the NEC, Resorts World, and the wider motorway network. Regular bus services and nearby rail links further enhance the property's convenient location.



Accommodation

Entrance Porch

Entrance Hall

Living Room

13'6" x 11'7" (4.116 x 3.544)

Dining Room

11'10" x 13'10" (3.630 x 4.227)

Kitchen

7'6" x 11'7" (2.299 x 3.537)

Utility

14'1" x 9'2" max (4.303 x 2.796 max)

Bedroom One

11'11" x 9'11" (3.640 x 3.038)

Bedroom Two

11'2" x 10'9" (3.426 x 3.291)

Bedroom Three

8'9" x 7'7" (2.691 x 2.318)

Family Bathroom

7'9" x 5'7" (2.371 x 1.719)

Large Private Garden

Double Garage With Rear Access

Various Out Building

Off Road Parking



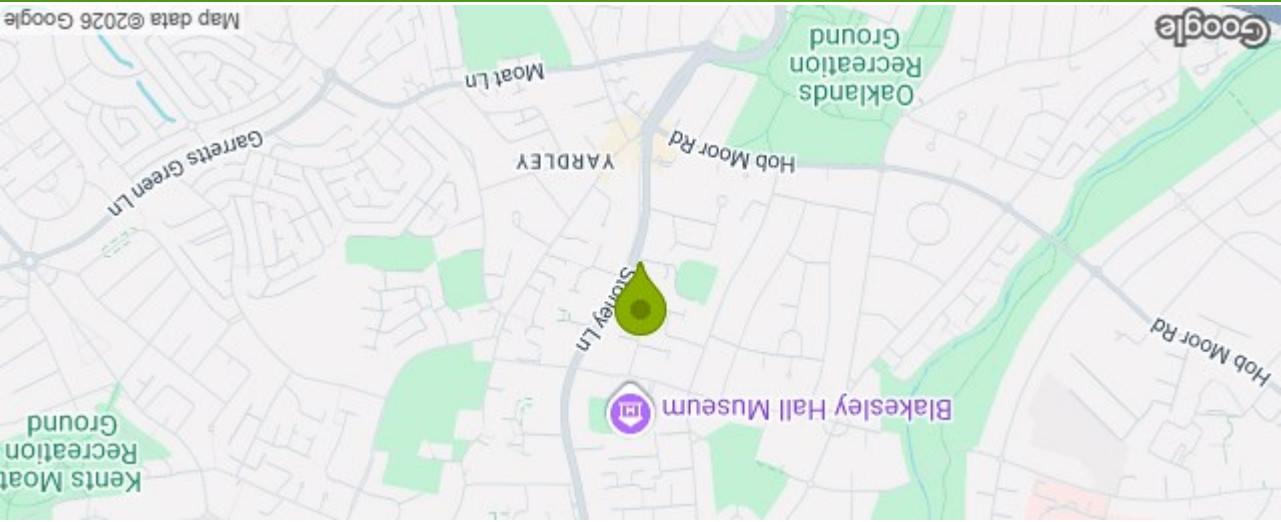
TENURE: We are advised that the property is Freehold

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, fixtures, 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.org.uk for broadband and mobile coverage at the property. From data taken on 27/7/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 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.

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.



137 Stoney Lane Yardley Birmingham B25 8RJ
Council Tax Band: D

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

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.

