



melvyn  
**Danes**  
ESTATE AGENTS



Regency Gardens

Yardley Wood

Offers Around £299,950

## Description

Regency Gardens leads from School Road, close to its junction with both Prince of Wales Lane and Yardley Wood Road.

This modern property is conveniently situated for local shops, and in addition there is an excellent choice of shops along the A34 Stratford Road in the town centre of Shirley.

The nearby A435 provides easy road access to the M42 motorway which forms the hub of the national motorway network and in turn provides access, via its junction with the A45 Coventry Road, to the National Exhibition Centre and Birmingham International Airport and Railway Station.

There are train stations at both Yardley Wood and Shirley from where commuter services operate to Birmingham City Centre and beyond.

An ideal location therefore for this semi detached house which is being offered for sale for the first time since it's original construction in 1975. This much loved family home was extended during the 1980's and owing to the wider plot does offer potential for additional extension to the first floor (subject to necessary planning permission). The property has been well maintained by the owners and benefits from a rear garden that has been landscaped with ease of maintenance in mind and a deep front driveway and foregarden giving a higher degree of privacy.



**Accommodation**

**RECEPTION HALLWAY**

**LOUNGE**

13'2" x 10'7" (4.01m x 3.23m)

**SEPARATE DINING ROOM**

17'0" x 10'10" (5.18m x 3.30m)

**EXTENDED KITCHEN**

11'2" x 10'2" (3.40m x 3.10m)

**LANDING**

**BEDROOM ONE**

15'1" x 9'3" (4.60m x 2.82m)

**BEDROOM TWO**

9'4" x 9'1" (2.84m x 2.77m)

**BEDROOM THREE**

9'4" x 7'3" (2.84m x 2.21m)

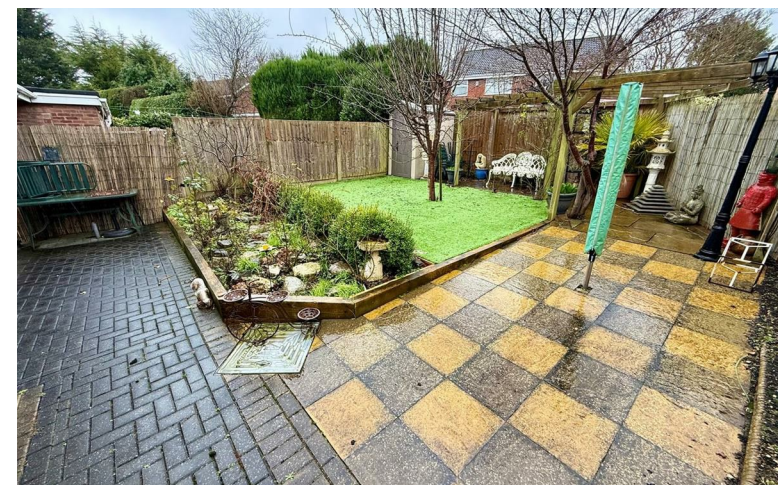
**SHOWER ROOM**

**WIDE SIDE GARAGE**

17'0" x 11'8" (5.18m x 3.56m)

**FRONT DRIVEWAY**

**REAR GARDEN**



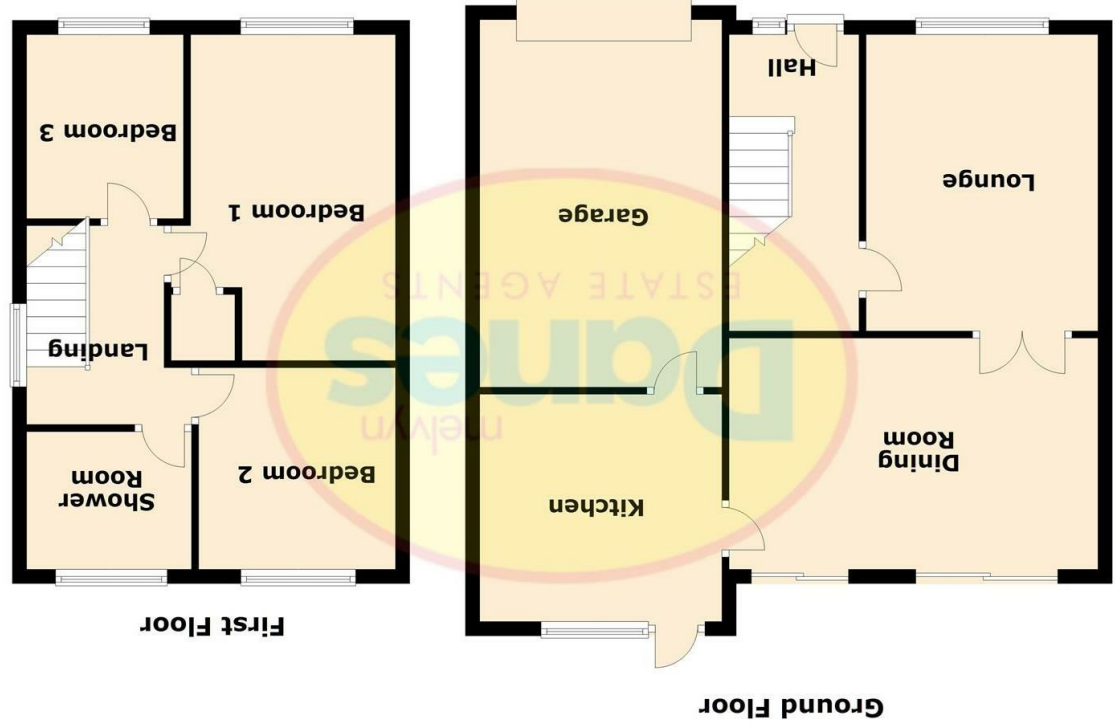
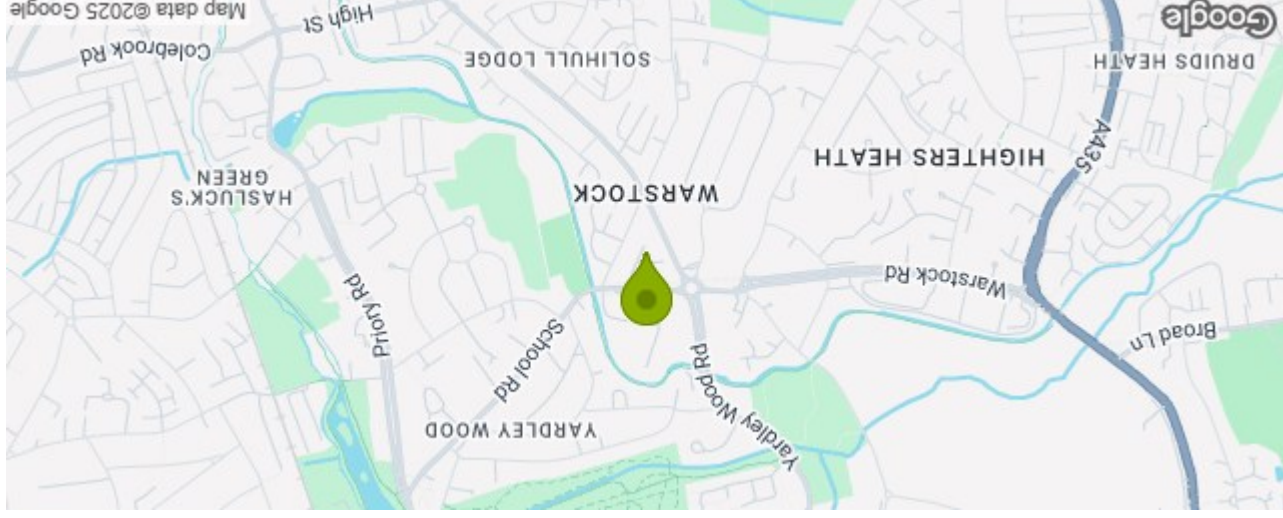
TENURE: We are advised that the property is Freehold

ROADBAND: We understand that the standard broadband download speed at the property is around 11 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 1000 Mbps. Data taken from checker.ofcom.org.uk on 10/02/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage dependant on the provider/data taken from checker.ofcom.org.uk on 10/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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. 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 the sale.



### 53 Regency Gardens Yardley Wood Birmingham B14 4JS Council Tax Band: C

Energy Efficiency Rating	
Potential	80
Current	65

England & Wales	
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	

EU Directive 2002/91/EC

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.