



melvyn
Danes
ESTATE AGENTS

Glastonbury Road
Yardley Wood
Offers Around £210,000

Description

This traditional end town house has been presented to a good standard by the current owners and enjoys a private aspect to the rear backing onto Chinbrook Recreation Ground.

There are local shops on nearby School Road or alternatively at Yardley Wood centre on the junction of Yardley Wood Road. Nearby at the Maypole there is a Sainsburys Superstore and other shopping facilities on the retail park.

Local bus services operate on Ravenshill Road, Yardley Wood Road and Priory Road giving access to Shirley, Solihull, Maypole, Kings Heath and the City of Birmingham. Yardley Wood train station is nearby offering services between Birmingham City centre and Stratford Upon Avon.

An ideal location therefore for this traditional end town house which is set back from the road side behind front block paved driveway. To the ground floor the accommodation comprises of porch, hallway, lounge, kitchen diner with integrated appliances and lean to. The first floor has two double bedrooms and a good size family bathroom. The property has the added benefit of being offered with no upward chain.



PORCH

HALLWAY

LOUNGE

16'3" into bay x 13'5" max (4.95m into bay x 4.09m max)

KITCHEN DINER

17'0" x 9'4" (5.18m x 2.84m)

LEAN TO

FIRST FLOOR LANDING

BEDROOM ONE

16'11" max x 10'7" max (5.16m max x 3.23m max)

BEDROOM TWO

13'0" x 9'3" (3.96m x 2.82m)

BATHROOM

9'6" x 7'3" (2.90m x 2.21m)

REAR GARDEN



TENURE: We are advised that the property is Freehold.

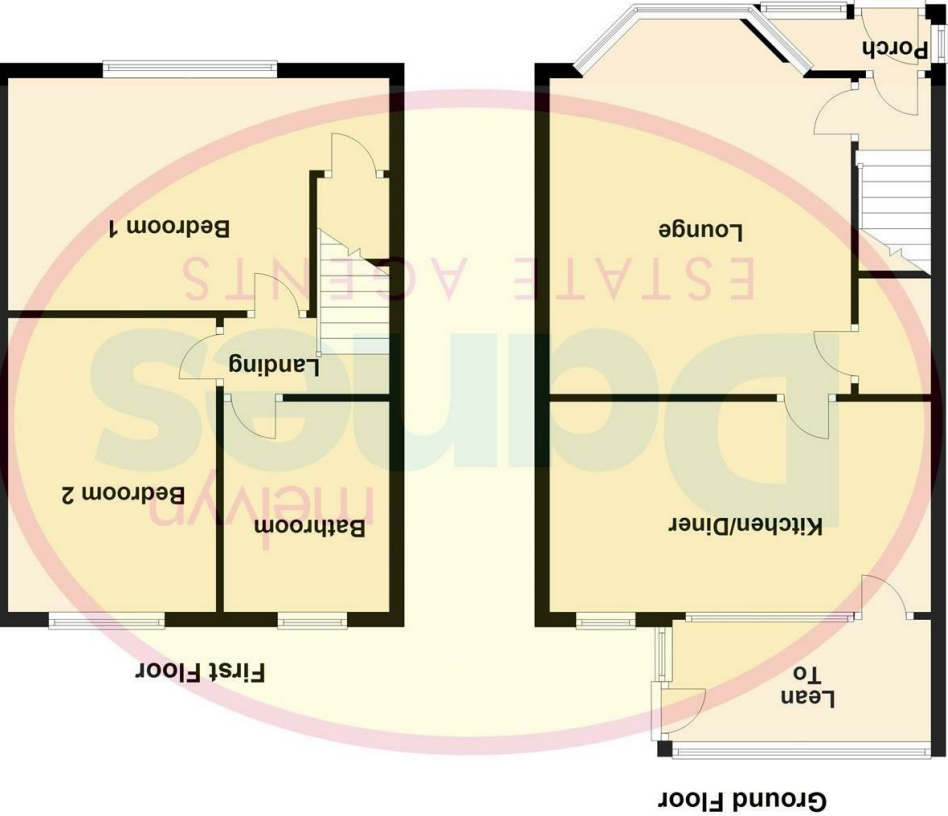
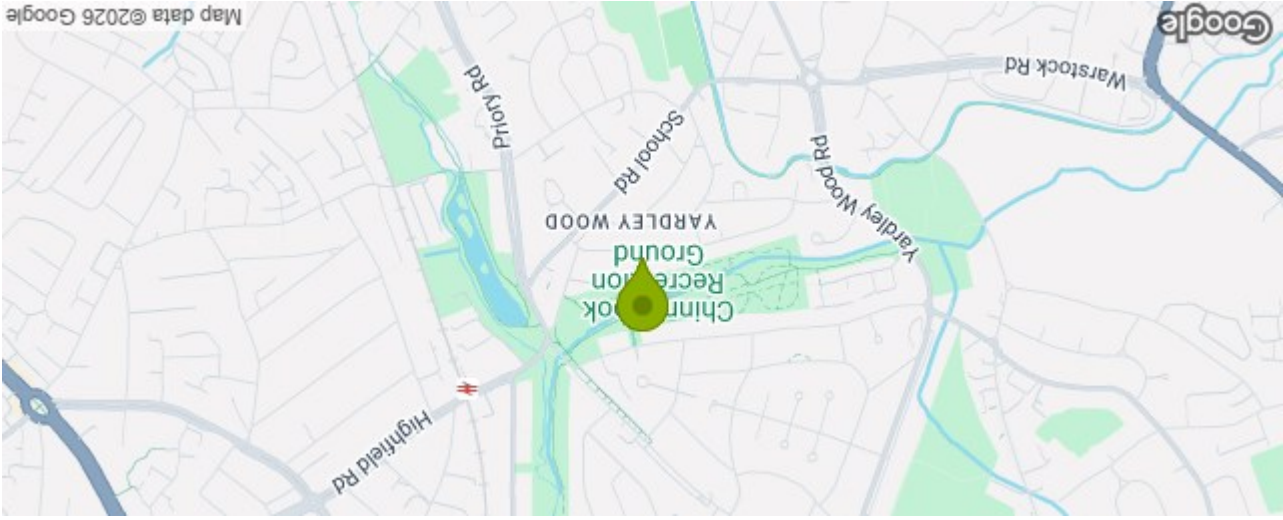
These particulars are for general guidance only and are based on information supplied and approved by the seller.

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.

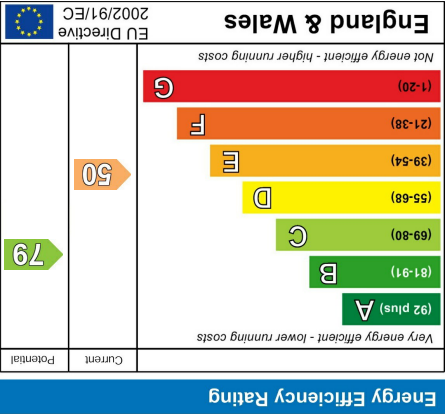
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. 24/04/2026 we understand that the standard broadband download speed at the property is around 6 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 2000 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 person connected with this transaction to cover these checks. If we are instructed by a third party selling VAT) for each person connected with this company will be liable to pay an administration fee of £25 (incl

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.



156 Glastonbury Road Yardley Wood Birmingham B14 4DS
Council Tax Band: B



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