

A photograph of a two-story brick house with a dark tiled roof. The house features a large bay window on the ground floor and a smaller bay window on the upper floor. A white front door is centrally located. To the left, there is a white side door and a small white utility box. A silver SUV is parked on the paved driveway to the right. The sky is blue with scattered white clouds.

Danes melvyn
ESTATE AGENTS

**Queens Road
Yardley
£425,000**

Description

A very well presented detached house on a sought after road in Yardley with a separate self contained annexe. This lovely property is the perfect family home and is in a superb location near to a range of shops, schools and facilities. Comprising enclosed porch, entrance hall, through lounge/diner, snug, re fitted kitchen, utility and guest WC to the ground floor. Upstairs there are three good sized bedrooms and a four piece bathroom. Further benefiting from central heating, double glazing, driveway and rear garden. The self contained annexe has a lounge, double bedroom, kitchen and shower room.



Accommodation

Driveway

Off road parking for several vehicles via a driveway and access to UPVC double glazed doors to:-

Enclosed Porch

Entrance Hall

6'10 x 16' (2.08m x 4.88m)

Through Lounge/Diner

11'5 max x 31'1 to bays (3.48m max x 9.47m to bays)

Re Fitted Kitchen

15' x 8'5 (4.57m x 2.57m)

Utility

11'9 x 5'10 (3.58m x 1.78m)

Guest WC

Snug

7'7 x 15'5 (2.31m x 4.70m)

Landing

6'8 x 6'11 (2.03m x 2.11m)

Bedroom One

11'2 max x 15'10 to bay (3.40m max x 4.83m to bay)

Bedroom Two

10'6 max x 14'6 to bay (3.20m max x 4.42m to bay)

Bedroom Three

8'10 min x 8'6 (2.69m min x 2.59m)

Four Piece Bathroom

8'11 x 8'4 (2.72m x 2.54m)

Rear Garden

Annexe

Kitchen

5'7 x 8'10 (1.70m x 2.69m)

Lounge

11'11 x 8'11 (3.63m x 2.72m)

Double Bedroom

9' x 11'11 (2.74m x 3.63m)

Shower Room

8'11 x 5'4 (2.72m x 1.63m)



TENURE: We are advised that the property is Freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 15 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 27/01/2025. Actual service availability at the property or speeds received may be different.

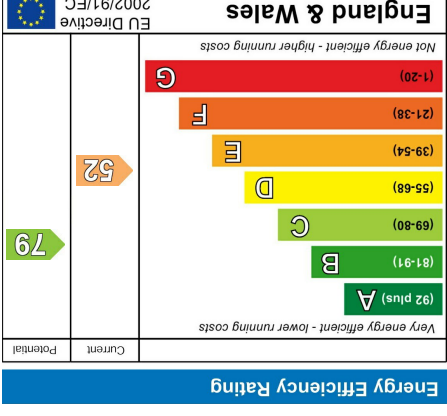
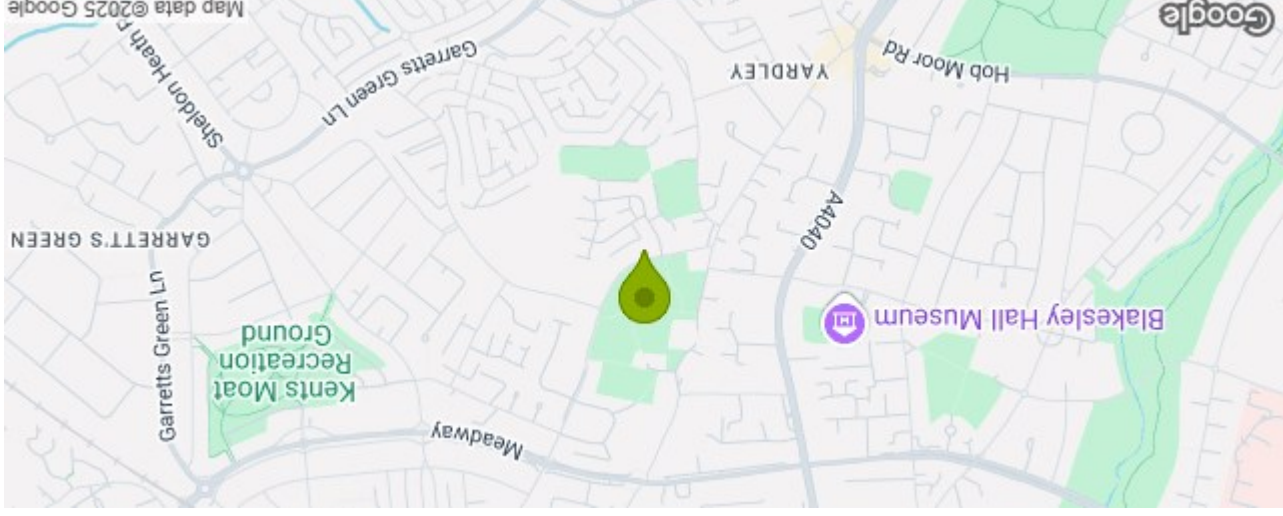
MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.oftcom.org.uk on 27/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

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MONEY LAUNDERING REGULATIONS Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies as part of the beneficial owners and trust structures before accepting information from intending purchasers, review this from time to time to avoid the need to request detailed identity information from individual suppliers which we have previously made available in information on companies and individuals. Any purchases are provisional offers 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 say that no further evidence or identification will be required at this 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.



37 Queens Road Yardley Birmingham B26 2AG
Council Tax Band: E

Total area: approx. 159.9 sq. metres (1720.6 sq. feet)

