



melvyn
Danes
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

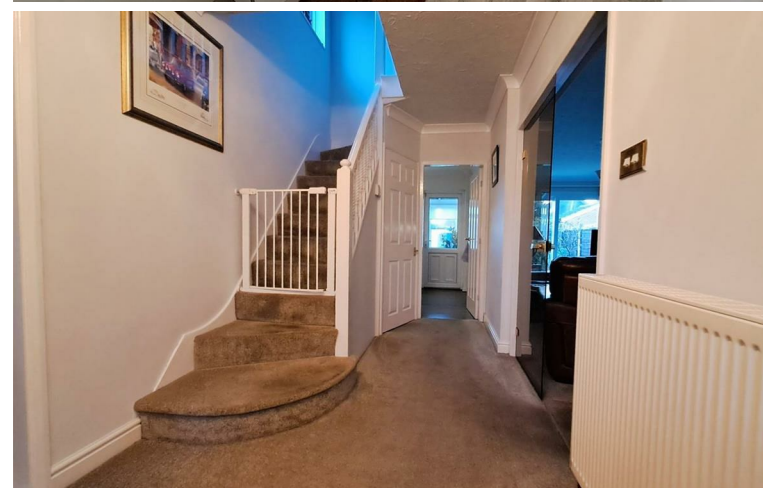
11'11 x 8'11 (3.63m x 2.72m)

Double Bedroom

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

Shower Room

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

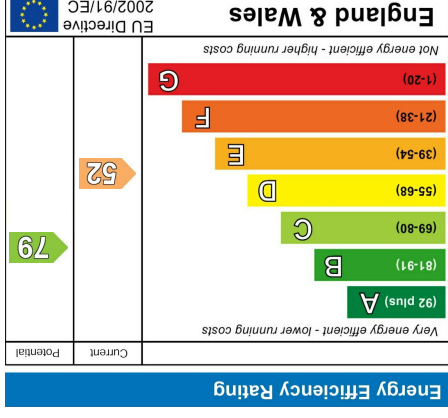
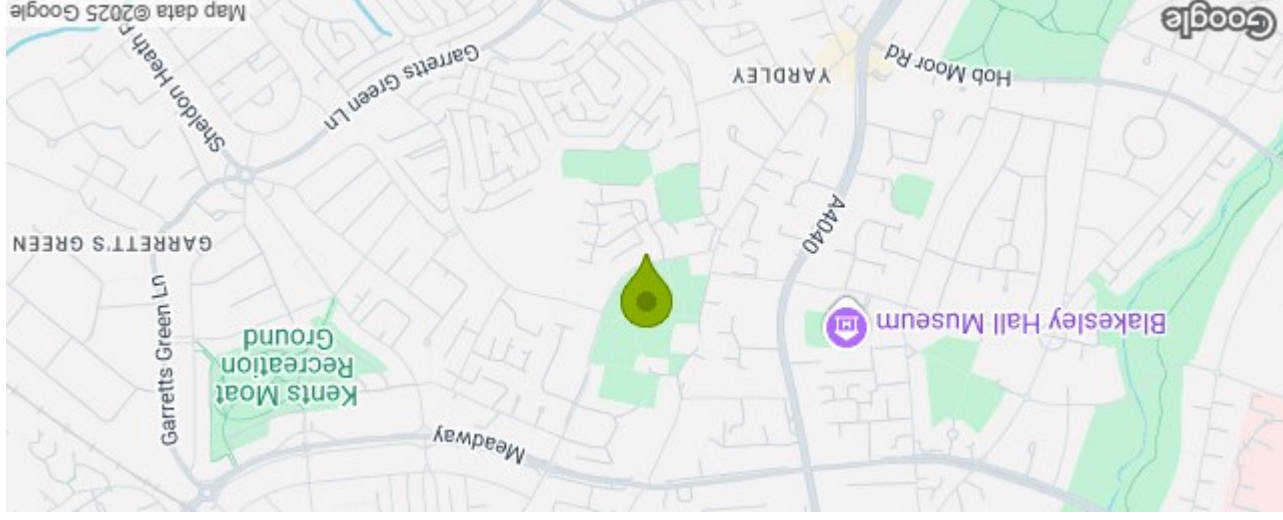


BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 27/01/2025. Actual service availability at the property or speeds received may be different.

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

are in working order.

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)



Tel: 0121 742 2123 Email: sheldon@melyndanes.co.uk melyndanes.co.uk