



melvyn
Danes
ESTATE AGENTS

Ollerton Road

Yardley

Offers Over £280,000

Description

A larger style semi detached property which offers buyers the opportunity to potentially extend (subject to planning permission) and put your own stamp on. The property is conveniently located on a popular road in B26 and is within close proximity to a selection of local amenities and transport links. The house currently comprises; entrance hall, two reception rooms, kitchen and guest w.c to the ground floor. Upstairs you will find; three good sized bedrooms, bathroom and a separate w.c. Further benefiting from central heating, double glazing, alarm system throughout, front and rear gardens, side garage and off road parking.



Accommodation

Front Garden & Driveway

Enclosed Porch

Entrance Hall

Reception Room

10'3 x 19'1 into bay

Reception Room

11'9 x 16'8 max

Kitchen

7'9 x 9'10

Landing

Bedroom One

13'10 x 12'2 into bay

Bedroom Two

11'10 x 10'1

Bedroom Three

10'3 x 6'8

Bathroom

5'8 x 6'7

Separate W.C

Rear Garden

Side Garage

16'2 max x 18'2

W.C

Low level flush W.C and wall light point.



TENURE: We are advised that the property is FREEHOLD.

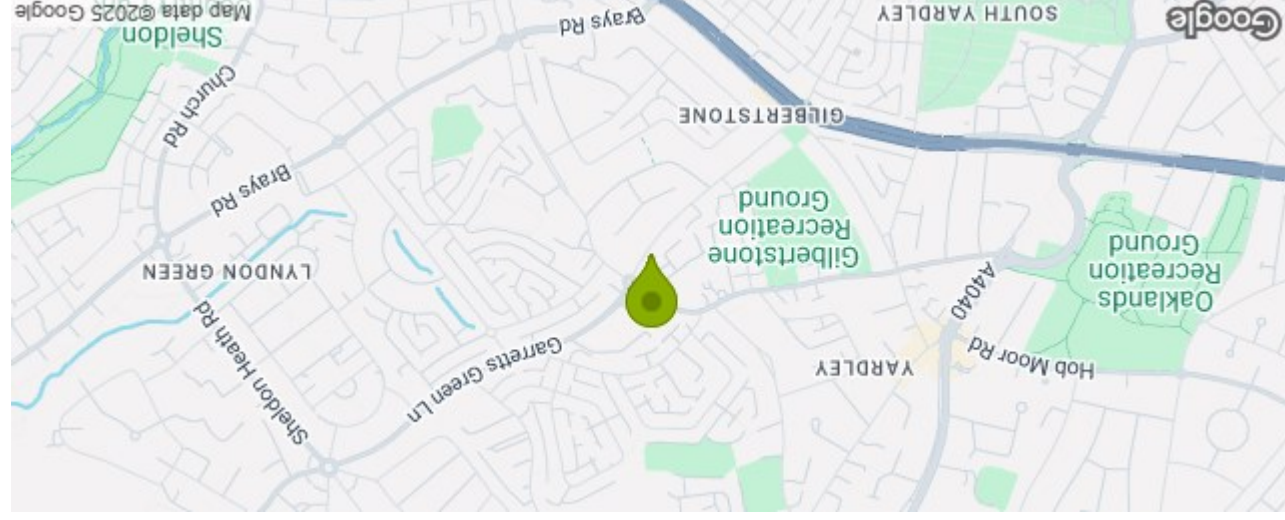
BROADBAND: We understand that the standard broadband download speed at the property is around 9 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 24/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is unlikely to have current mobile coverage (data taken from checker.ofcom.org.uk on 24/01/2025). 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.

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. 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.



64 Ollerton Road Yardley Birmingham B26 1PN Council Tax Band: D

Energy Efficiency Rating	
Potential	86
Current	52
EU Directive 2002/91/EC	
England & Wales	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Not energy efficient - higher running costs	

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.