



melvyn
Danes
ESTATE AGENTS

Ollerton Road
Yardley
Offers Around £370,000

Description

This well presented and maintained detached house would make an ideal family home and has already been extended to the ground floor to offer plenty of living space. Located on one of the most sought after roads in Yardley the house is centrally located and allows access to plenty of local amenities and various transport links.

Briefly comprising; enclosed porch, entrance hall, lounge, extended rear reception room, extended kitchen diner and W.C to the ground floor. Upstairs you will find three good sized bedrooms, a refitted bathroom and separate W.C. Having the added bonus of central heating, double glazing, a pleasant rear garden, driveway for three cars and a garage.



Accommodation

Front Driveway

Enclosed Porch

4'10 x 7'2 (1.47m x 2.18m)

Entrance Hall

13'2 x 7'2 (4.01m x 2.18m)

Storage Cupboard

6'2 x 2'7 (1.88m x 0.79m)

Reception Room

15'4 into bay x 11'4 (4.67m into bay x 3.45m)

Extended Reception Room

21'3 x 11'4 (6.48m x 3.45m)

Extended Kitchen Diner

17'1 x 15'0 max (5.21m x 4.57m max)

Lobby

3'0 x 2'7 (0.91m x 0.79m)

W.C

5'2 x 2'7 (1.57m x 0.79m)

Landing

9'11 x 8'11 (3.02m x 2.72m)

Bedroom One

15'4 into bay x 11'5 (4.67m into bay x 3.48m)

Bedroom Two

14'8 into bay x 11'5 (4.47m into bay x 3.48m)

Bedroom Three

9'1 x 8'11 (2.77m x 2.72m)

Re Fitted Bathroom

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

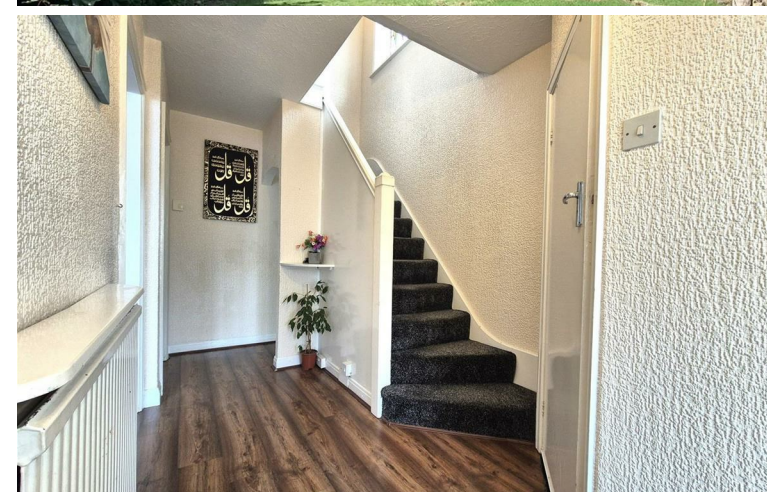
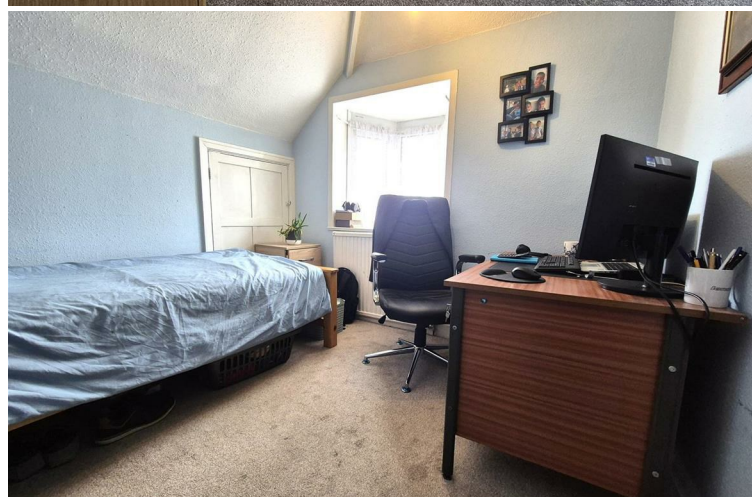
Separate W.C

2'8 x 5'11 (0.81m x 1.80m)

Rear Garden

Garage

19'5 x 8' (5.92m x 2.44m)



TENURE: We are advised that the property is FREEHOLD

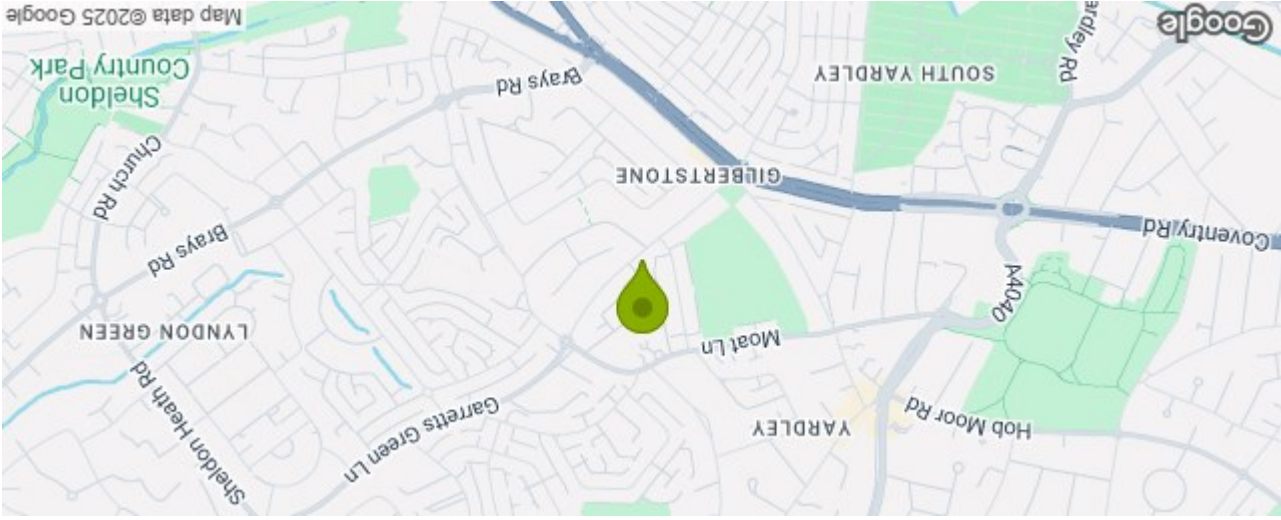
BROADBAND: We understand that the standard broadband download speed at the property is around 13 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 07/06/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property has limited current mobile coverage (data taken from checker.ofcom.org.uk on 07/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

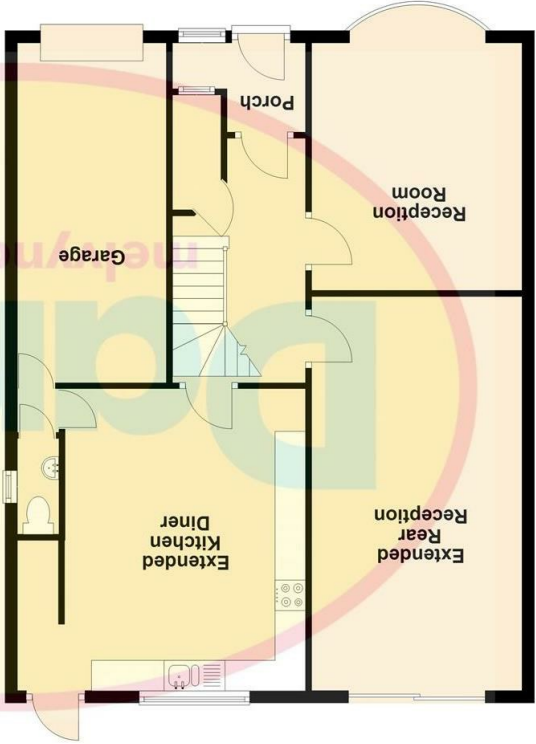
VIEWING: By appointment only with the office on the number below.

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.

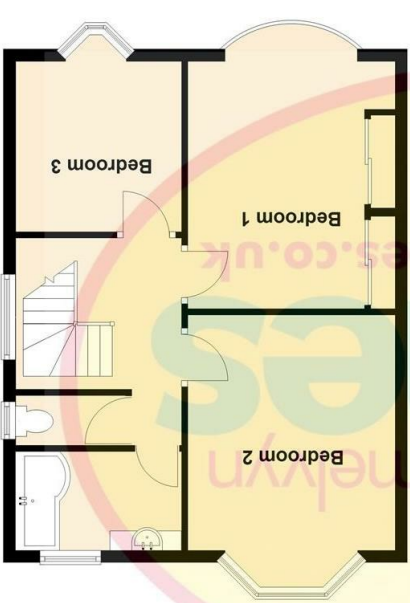
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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.



Ground Floor
Approx. 89.4 sq. metres (961.8 sq. feet)



First Floor
Approx. 50.8 sq. metres (546.3 sq. feet)



Total area: approx. 140.1 sq. metres (1508.1 sq. feet)

8 Ollerton Road Yardley Birmingham B26 1PN Council Tax Band: E

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(81-91)	
B	(69-80)	
C	(55-68)	
D	(39-54)	
E	(21-38)	
F	(1-20)	
Not energy efficient - higher running costs		
G		
EU Directive 2002/91/EC		
England & Wales		
Current		
Potential		
83		
61		

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.