



Danes
melvyn
ESTATE AGENTS

Vera Road
Yardley
Offers Over £340,000

Description

A spacious, heavily extended and recently refurbished semi detached house on a sought after road in Yardley with no onward chain.

This lovely property will make a great family home and is in a superb location near to a wealth of facilities, schools and transport links.

Comprising enclosed porch, entrance hall, two reception rooms and an extended kitchen to the ground floor. On the first floor there are three bedrooms, the bathroom and a separate WC and on the second floor, two further bedrooms and a shower room.

Further benefiting from central heating, double glazing, driveway, rear garden, rear garage and rear parking.



Accommodation

Driveway

Enclosed Porch

6' x 2'5 (1.83m x 0.74m)

Entrance Hall

6' x 13' (1.83m x 3.96m)

Reception One

12'5 x 13'7 to bay (3.78m x 4.14m to bay)

Reception Two

11'9 max x 15'4 to bay (3.58m max x 4.67m to bay)

Extended Kitchen

18'11 max x 13'5 (5.77m max x 4.09m)

First Floor Landing

6'11 x 10'10 (2.11m x 3.30m)

Bedroom One

11'9 into wardrobe x 15' to bay (3.58m into wardrobe x 4.57m to bay)

Bedroom Two

11'9* max x 14'3 to bay (3.58m* max x 4.34m to bay)

Bedroom Five

6'9 x 6'10 (2.06m x 2.08m)

Bathroom

6'7 x 5'10 (2.01m x 1.78m)

Separate WC

2'5 x 3'2 (0.74m x 0.97m)

Second Floor Landing

6'6 x 7'10 (1.98m x 2.39m)

Bedroom Three

9'7 x 10'7 (2.92m x 3.23m)

Bedroom Four

9'7 x 10'7 (2.92m x 3.23m)

Shower Room

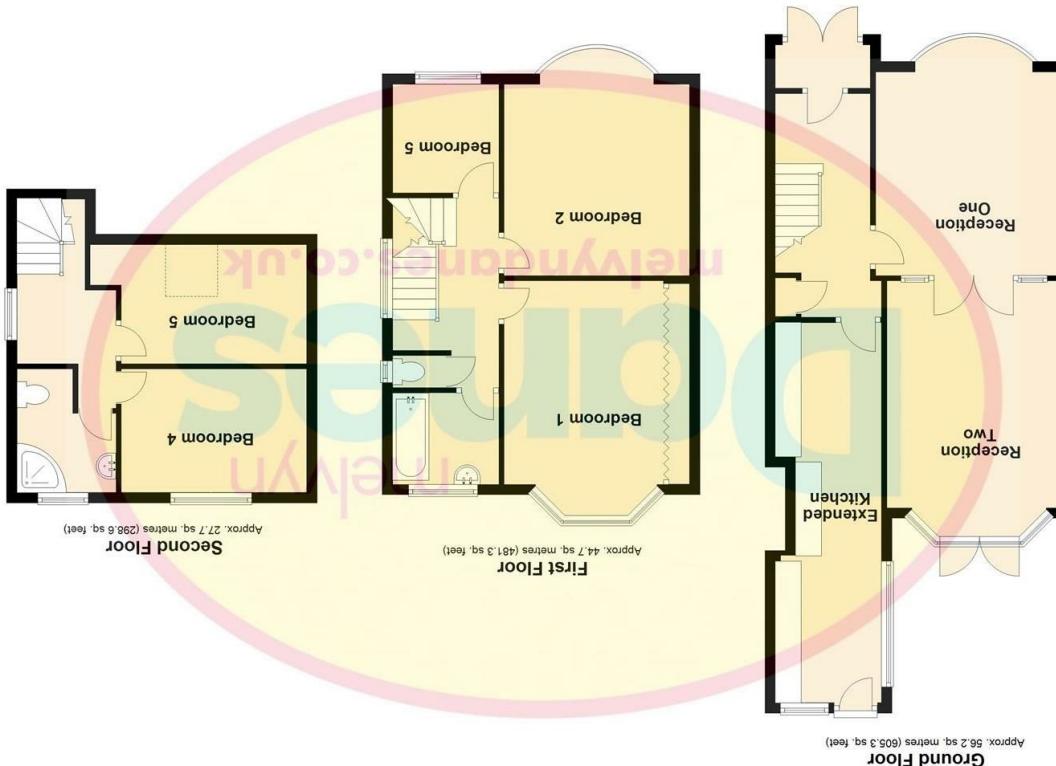
6'6 max x 8'8 max (1.98m max x 2.64m max)

Rear Garden

Rear Garage And Rear Parking

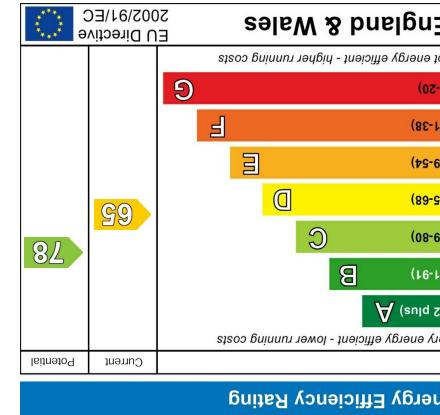


Total area: approx. 128.7 sq. metres (1385.2 sq. feet)

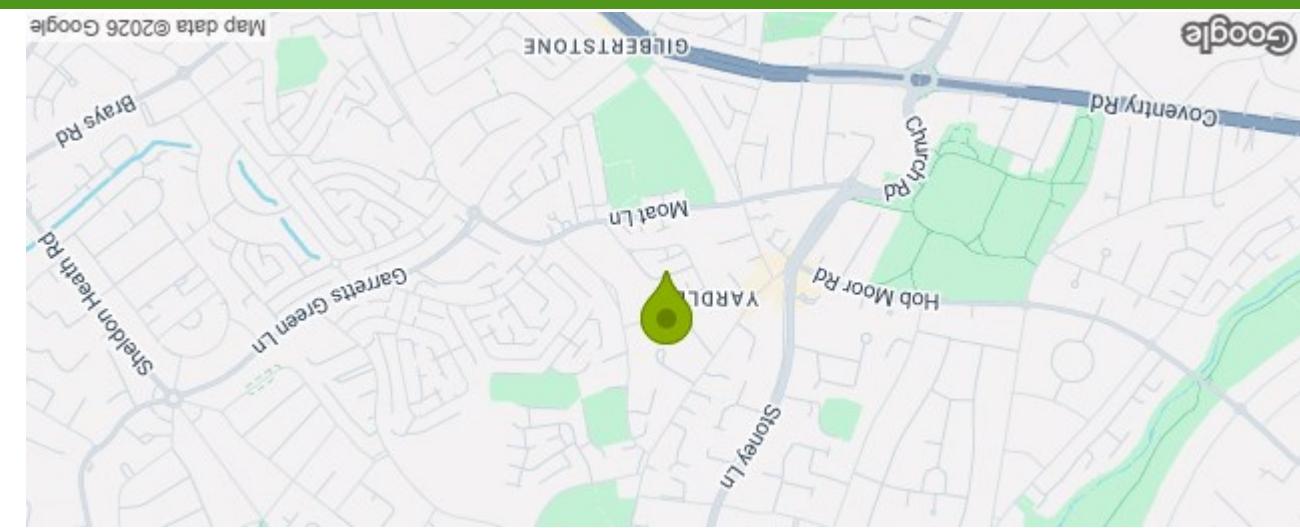


17 Vera Road Yardley Birmingham B26 1TU

Council Tax Band: C



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.



PROPERTY REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and obligate a commission payment fee of 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.

REFERRED 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.

RIGHT TO COVER: Please note that the surveyor who has a professional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

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

BROADBAND: We understand that the property is likely to have current mobile coverage (data taken from checkerform.org.uk on 19/11/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

PROPERTY: We are advised that the property is freehold.