



Yardley Wood Road, Yardley Wood

Offers Around £110,000

- GROUND FLOOR MAISONETTE
- LOUNGE DINER
- DOUBLE BEDROOM
- ALLOCATED PARKING SPACE
- IDEAL INVESTMENT
- PORCH
- KITCHEN
- BATHROOM
- CONVENIENT LOCATION
- NO UPWARD CHAIN

Yardley Wood Road is in a convenient location for local shops. It is located off the main High Street, Solihull Lodge along which is Peterbrook Junior and Infant School and frequent bus services which provide access to the Maypole where a Sainsbury's supermarket and local shops are sited or, in the other direction to the A34 Stratford Road in the town centre of Shirley, passing by a number of shops and access to Shirley Railway Station from where commuter services operate to Birmingham and beyond.

There is easy access via the Maypole and Hollywood By-Pass to Junction 3 of the M42 motorway at Portway. The M42 forms the hub of the national motorway network and provides access, via the junction with the A45, to the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport and Railway Station.

An excellent location therefore for this purpose built ground floor maisonette which is set back from the road behind a lawned foregarden with paved pathway giving access to a UPVC double glazed front door which opens to the

PORCH

Having ceiling light point, laminate flooring and door opening to

LOUNGE DINER

16'0" max x 12'1 max (4.88m max x 3.68m max)



Having double glazed window to front aspect, two ceiling light points, wall mounted electric heater, laminate flooring, doors to under stair storage cupboard and bedroom and opening to

KITCHEN

6'6" x 7'6" (1.98m x 2.29m)



Having double glazed window to side aspect, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over. space for cooker and fridge freezer, ceiling light point and door to

INNER HALLWAY

Having ceiling light point, door to storage cupboard housing hot water system and door to

BATHROOM



Having double glazed window to rear aspect, panel bath with electric shower over, pedestal wash hand basin, low level wc, ceiling light point, extractor fan and wall mounted heater

DOUBLE BEDROOM
11'2" x 9'9" (3.40m x 2.97m)



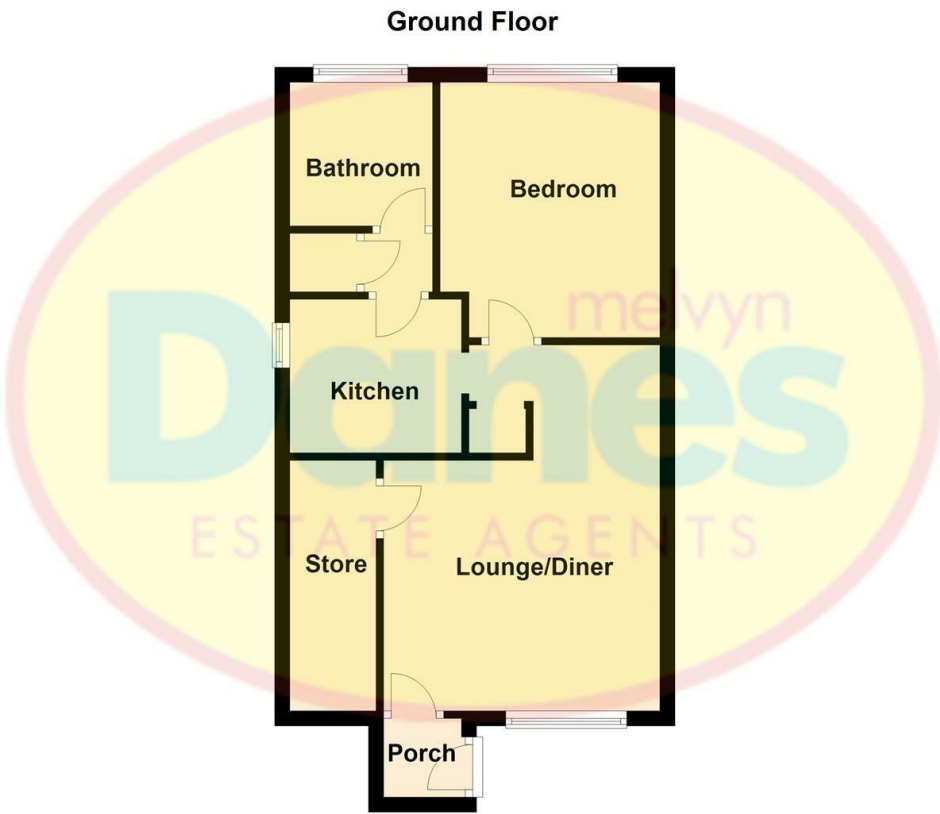
Having double glazed window to rear aspect, ceiling light point and electric heater

PARKING

The property has one allocated parking space, number 8

FLOOR PLAN

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.



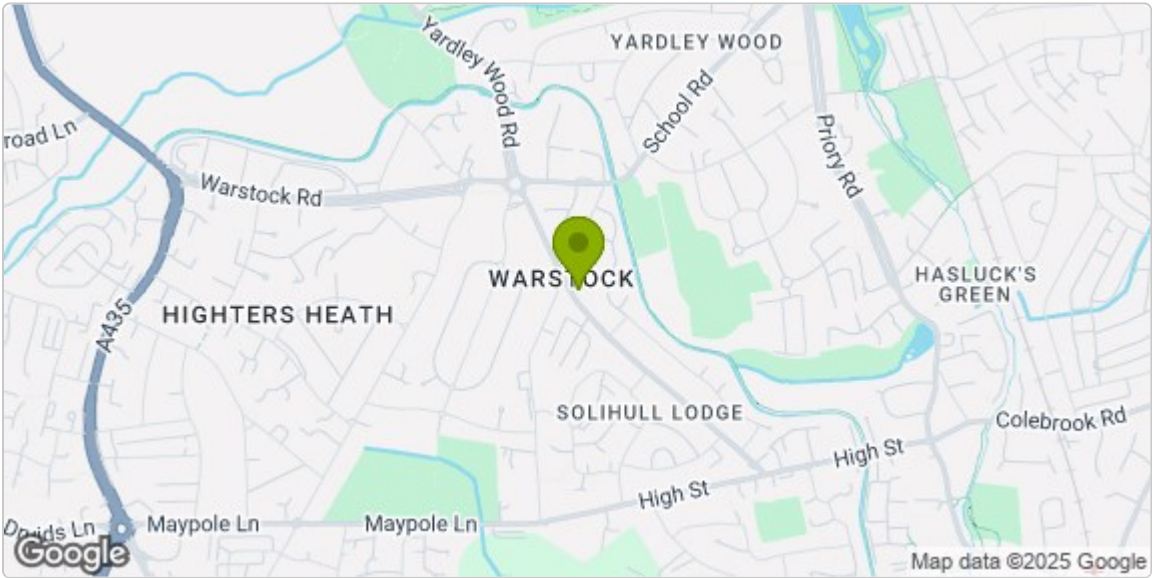
TENURE: We are advised that the property is Leasehold with approximately 110 years remaining.

BROADBAND: We understand that the standard broadband download speed at the property is around 8 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 80 Mbps. Data taken from checker.ofcom.org.uk on 06/02/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 06/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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.



Full Postal Address:
1130 Yardley Wood Road
Yardley Wood Birmingham
B14 4LD

Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	