

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. At the bottom of the oval, the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

The image shows a two-story brick house with a dark brown tiled roof. The ground floor is made of red brick and features a white front door, a large white-framed window with vertical bars, and a white garage door. The first floor is also made of red brick and has three white-framed windows. A large tree is on the left, and a green lawn is in front. A green trash bin with the number 53 is on the right. The sky is blue with some clouds.

Regency Gardens

Yardley Wood

Offers Around £299,950

Description

Regency Gardens leads from School Road, close to its junction with both Prince of Wales Lane and Yardley Wood Road.

This modern property is conveniently situated for local shops, and in addition there is an excellent choice of shops along the A34 Stratford Road in the town centre of Shirley.

The nearby A435 provides easy road access to the M42 motorway which forms the hub of the national motorway network and in turn provides access, via its junction with the A45 Coventry Road, to the National Exhibition Centre and Birmingham International Airport and Railway Station.

There are train stations at both Yardley Wood and Shirley from where commuter services operate to Birmingham City Centre and beyond.

An ideal location therefore for this semi detached house which is being offered for sale for the first time since it's original construction in 1975. This much loved family home was extended during the 1980's and owing to the wider plot does offer potential for additional extension to the first floor (subject to necessary planning permission). The property has been well maintained by the owners and benefits from a rear garden that has been landscaped with ease of maintenance in mind and a deep front driveway and foregarden giving a higher degree of privacy.



RECEPTION HALLWAY

LOUNGE

13'2" x 10'7" (4.01m x 3.23m)

SEPARATE DINING ROOM

17'0" x 10'10" (5.18m x 3.30m)

EXTENDED KITCHEN

11'2" x 10'2" (3.40m x 3.10m)

LANDING

BEDROOM ONE

15'1" x 9'3" (4.60m x 2.82m)

BEDROOM TWO

9'4" x 9'1" (2.84m x 2.77m)

BEDROOM THREE

9'4" x 7'3" (2.84m x 2.21m)

SHOWER ROOM

WIDE SIDE GARAGE

17'0" x 11'8" (5.18m x 3.56m)

FRONT DRIVEWAY

REAR GARDEN



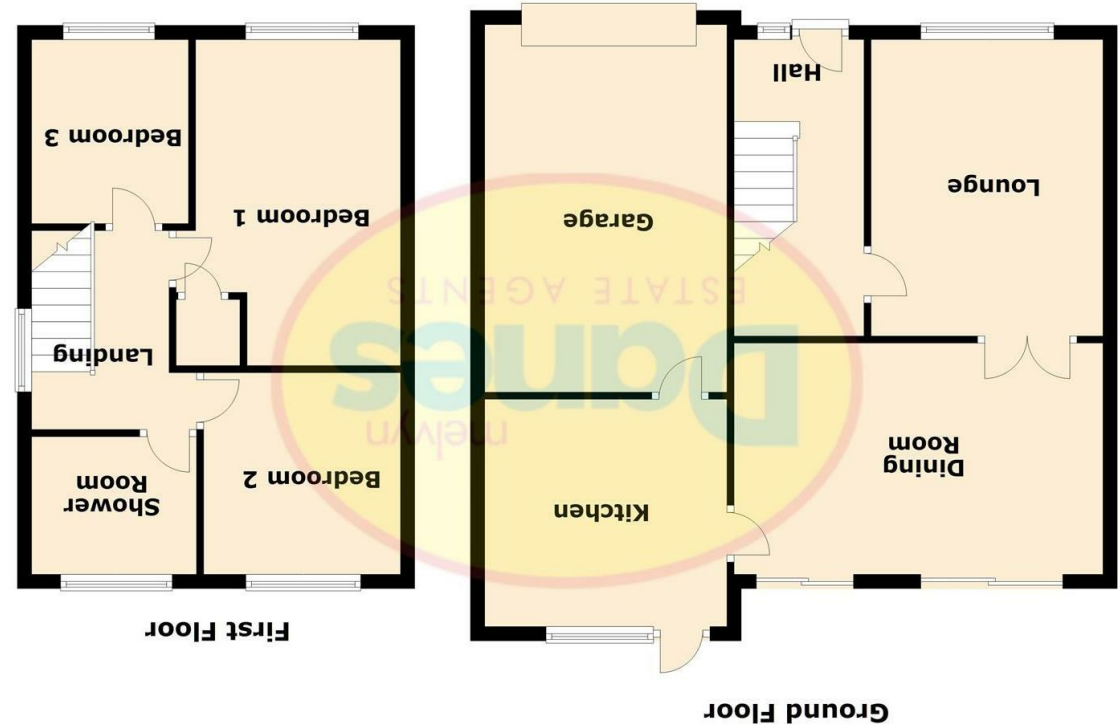
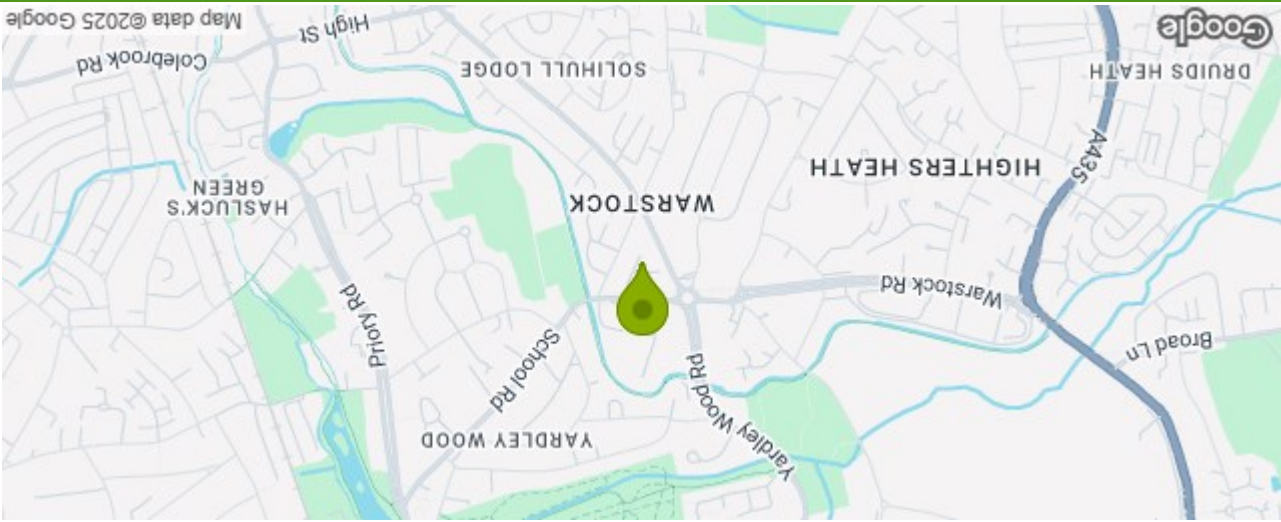
TENURE: We are advised that the property is Freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 11 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 1000 Mbps. Data taken from checker.ofcom.org.uk on 10/02/2025. Actual service availability at the property or speeds received may be different.

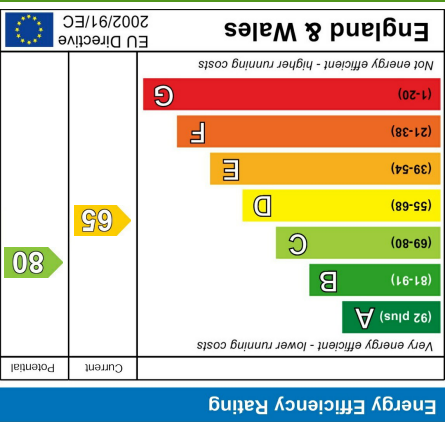
MOBILE: We understand that the property is likely to have limited current mobile coverage dependant on the provider/data taken from checker.ofcom.org.uk on 10/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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53 Regency Gardens Yardley Wood Birmingham B14 4JS
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.