



Glastonbury Road, Yardley Wood

Offers Around £240,000

- HALLWAY
- MODERN EXTENDED KITCHEN DINER
- LANDING
- FIRST FLOOR WC
- FRONT DRIVEWAY
- LOUNGE
- GROUND FLOOR REFITTED SHOWER ROOM
- THREE BEDROOMS
- REAR GARDEN
- POPULAR LOCATION

Glastonbury Road is ideally located for the local amenities. Well regarded local schools are nearby as are local shops on Priory Road with further choice at Yardley Wood island.

In nearby Shirley, one will find an excellent array of shopping facilities, including Asda and the new Parkgate shopping centre, a thriving business community which extends to the Cranmore, Widney, Monkspath and Solihull Business Parks, and the Blythe Valley Business Park, which is on the junction of the M42 motorway, which we would estimate is approximately four miles from the property. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Alternatively continuing along High Street into Maypole Lane to the Maypole where the Sainsbury's Superstore and other shopping facilities are available, and access to the M42 motorway at Portway via the Hollywood By Pass.

Local bus services operate within Yardley Wood Road giving access to Solihull and the City of Birmingham, and Yardley Wood Railway Station is also on the bus route.

A convenient location, therefore for this well presented and extended mid terrace house set back from the road via a deep block set paved driveway leading to a UPVC front door opening into the

HALLWAY

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and door into the

LOUNGE

16'1 into bay x 14'2 (4.90m into bay x 4.32m)



Having UPVC double glazed bay window to the front, recessed ceiling spot lights, central heating radiator, storage cupboard and open access into the

MODERN EXTENDED KITCHEN DINER 19'1 max x 14'4 (5.82m max x 4.37m)



Having wall and base units with butchers block work surface over incorporating sink and drainer, four ring gas hob with extractor over and oven beneath, space for fridge freezer, ceramic wall tiles, recessed ceiling spot lights, central heating radiator, space for dining, UPVC double glazed French doors to the rear garden, utility cupboard with space for laundry appliances and door into the



REFITTED GROUND FLOOR SHOWER ROOM



Having shower enclosure, low level WC with concealed cistern and wash hand basin in vanity cupboard, ceramic wall and floor tiles, ceiling light point and heated towel rail

LANDING

Having ceiling light point and doors to three bedrooms

BEDROOM 1
14'2 x 10'6 (4.32m x 3.20m)



Having UPVC double glazed window of the front, ceiling light point, central heating radiator and door into the

WC

Having macerator low level WC and wash hand basin

BEDROOM 2
13'3 x 9'10 (4.04m x 3.00m)



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM 3
9'8 x 7'7 (2.95m x 2.31m)



Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

REAR GARDEN

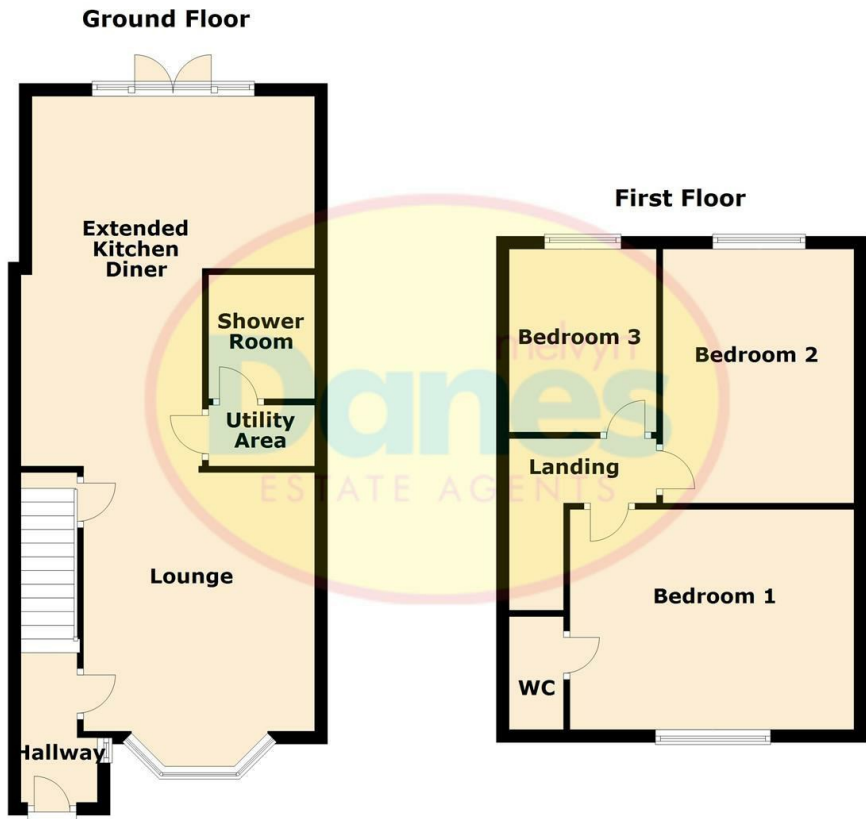


Having paved patio area with ballustrade and steps to the lawn area, with fencing and hedges to boundaries and reduced gated side access



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 freehold.

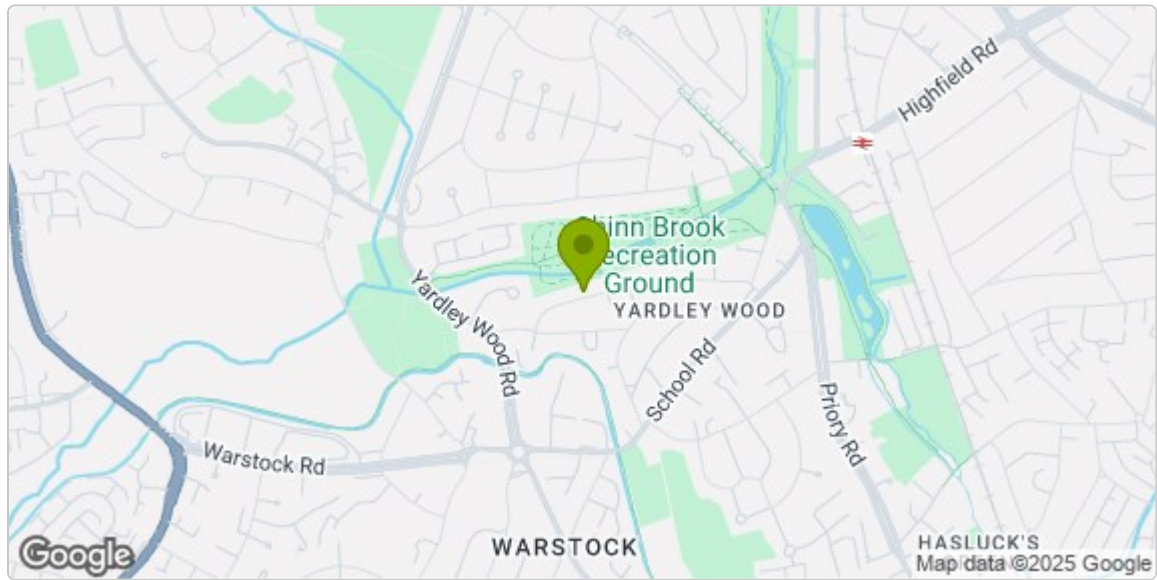
BROADBAND: We understand that the standard broadband download speed at the property is around 7Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 30/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 30/01/2025). 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.

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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



Full Postal Address:
58 Glastonbury Road Yardley
Wood Birmingham B14 4DR

Council Tax Band: B

