



melvyn
Danes
ESTATE AGENTS

Glastonbury Road

Yardley Wood

Offers Around £250,000

Description

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.

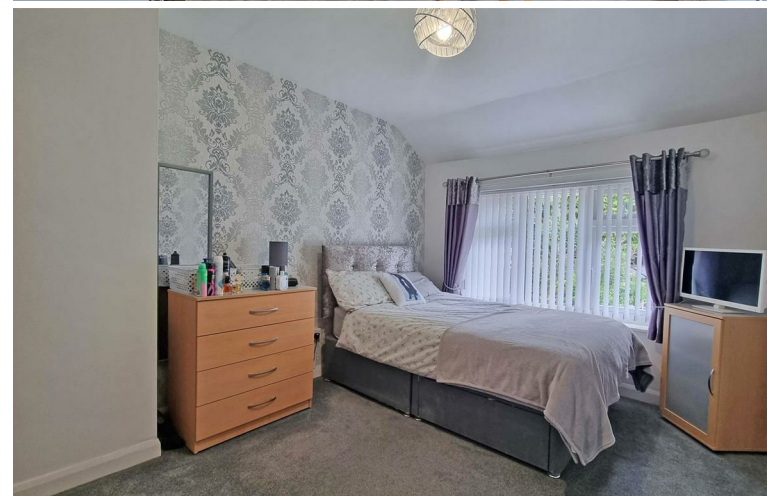
Local bus services operate within Yardley Wood Road giving access to Solihull and the City of Birmingham, and Yardley Wood Railway Station is also on the bus route.

The property is of non standard construction which can limit some lenders but does not effect the value or saleability.

A convenient location, therefore for this well presented mid terraced house set back from the road via a block edged tarmacadam driveway leading to a UPVC front door opening into the porch and hallway with stairs rising to the first floor accommodation and door into the lounge with UPVC double glazed bay window to the front and doorway into the modern refitted kitchen diner with UPVC double glazed window and double doors to the rear garden.

On the first floor there are two double bedrooms and a bathroom.

The rear garden is paved to the majority with artificial lawn, fencing to boundairies and gated side access.



Accommodation

PORCH

HALLWAY

LOUNGE

16'6 into bay x 11'10 (5.03m into bay x 3.61m)

MODERN KITCHEN DINER

15'3 x 9'3 (4.65m x 2.82m)

BEDROOM 1

17'4 max x 10'8 (5.28m max x 3.25m)

BEDROOM 2

12'11 x 9'5 (3.94m x 2.87m)

BATHROOM

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 6 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 2000 Mbps. Data taken from checker.ofcom.org.uk on 18/07/2025. Actual service availability at the property or speeds received may be different.

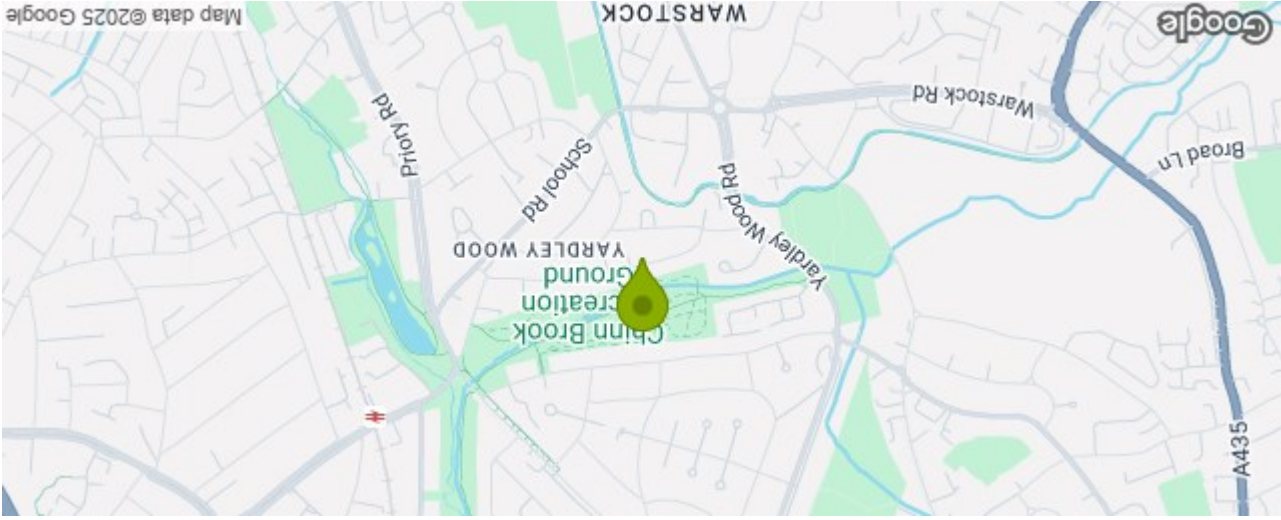
MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 18/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

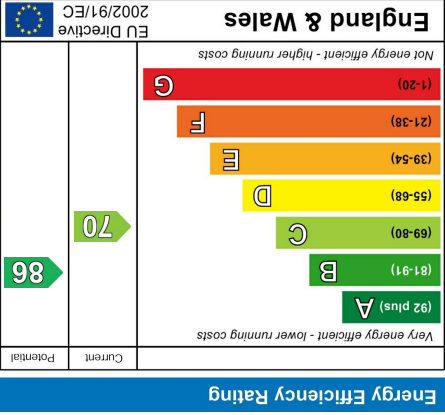
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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 a sale. 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.

REFERRAL 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.



65 Glastonbury Road Yardley Wood Birmingham B14 4EA Council Tax Band: A



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.