




melvyn
Danes
ESTATE AGENTS



**Daimler Road
Yardley Wood
Offers Around £325,000**

Description

Daimler Road is a quiet cul de sac off Rivesdale Road which leads from Greenleigh Road and that leads from Ravenshill Road in Yardley Wood. Close by is Trittford Pond which provides pleasant walks and recreation.

Local bus services operate along Priory Road and Ravenshill Road, and Yardley Wood Railway Station is nearby in Highfield Road, offering services to Birmingham and Stratford-upon Avon. Local shopping parades are located in both Ravenshill Road and Priory Road serving everyday needs.

An ideal location therefore for this beautifully presented, vastly extended end terrace property at the end of the cul de sac that is ideal as a family home or for multi generational living.

To the ground floor the accommodation comprises of hallway, lounge, kitchen diner, utility, guest cloaks, study/store, master bedroom with walk in wardrobe and en-suite. The first floor has a further three good size bedrooms and family bathroom.

Outside has a well maintained rear garden and the fantastic addition of a cabin that has been fitted out with a kitchen area, living space, bedroom and shower room.



Accommodation

HALLWAY

LOUNGE

16'4" x 13'0" (4.98m x 3.96m)

KITCHEN DINER

15'3" max x 21'0" (4.65m max x 6.40m)

UTILITY

GUEST CLOAKS

STUDY

8'2" x 4'4" (2.49m x 1.32m)

BEDROOM ONE

16'0" max x 13'9" max (4.88m max x 4.19m max)

WALK IN WARDROBE

EN-SUITE

FIRST FLOOR LANDING

BEDROOM TWO

12'6" x 10'0" (3.81m x 3.05m)

BEDROOM THREE

9'10" x 10'0" (3.00m x 3.05m)

BEDROOM FOUR

8'2" x 6'1" (2.49m x 1.85m)

FAMILY BATHROOM

GOOD SIZE REAR GARDEN

CABIN

CABIN KITCHEN AREA

7'0" x 6'9" (2.13m x 2.06m)

CABIN LOUNGE

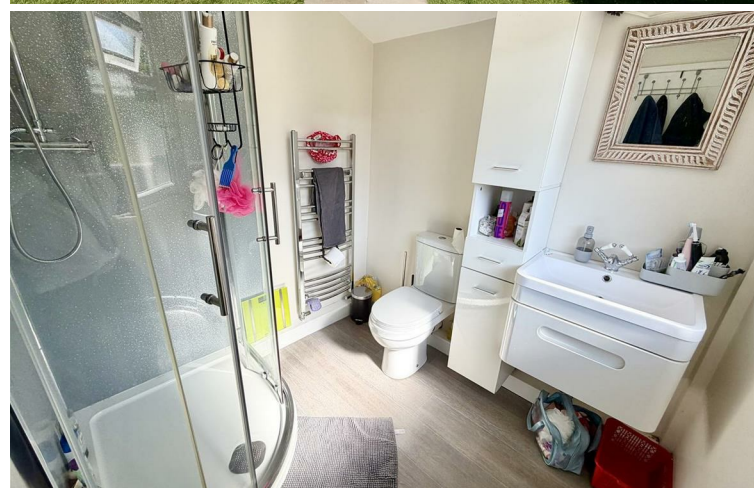
12'3" x 10'7" (3.73m x 3.23m)

CABIN BEDROOM

12'3" x 8'0" (3.73m x 2.44m)

CABIN SHOWER ROOM

6'10" x 6'2" (2.08m x 1.88m)



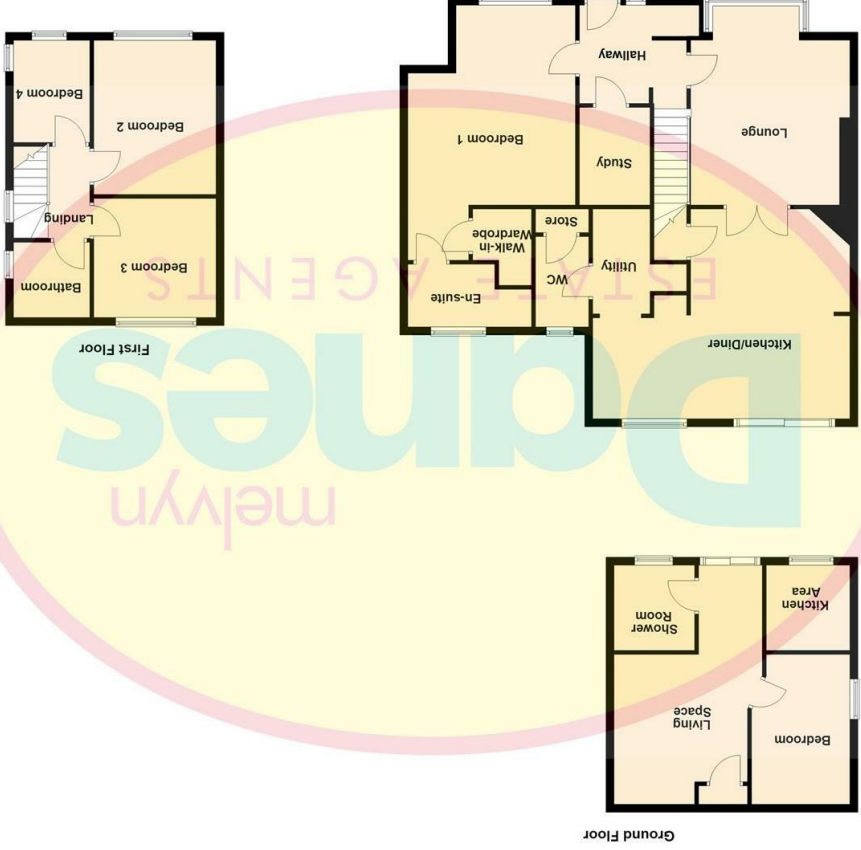
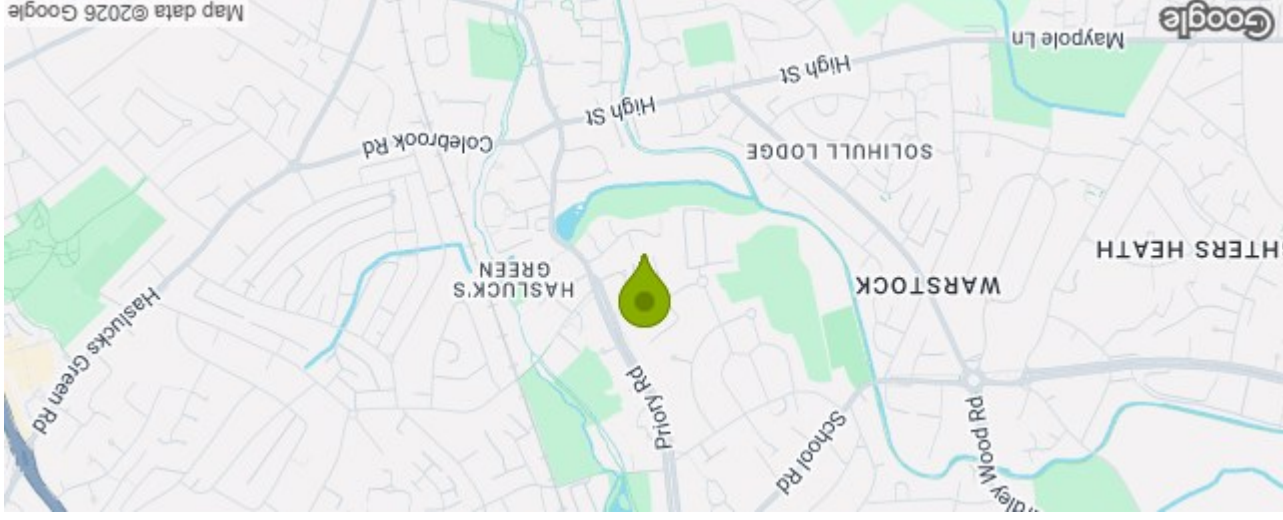
TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 23 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 10000 Mbps. Data taken from checker.ofcom.org.uk on 03/07/2026. 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 (data taken from checker.ofcom.org.uk on 03/07/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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.



40 Daimler Road Yardley Wood Birmingham B14 4JJ
Council Tax Band: C

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

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.