



melvyn
Danes
ESTATE AGENTS

Orchard Rise

Yardley

Offers Around £325,000

Description

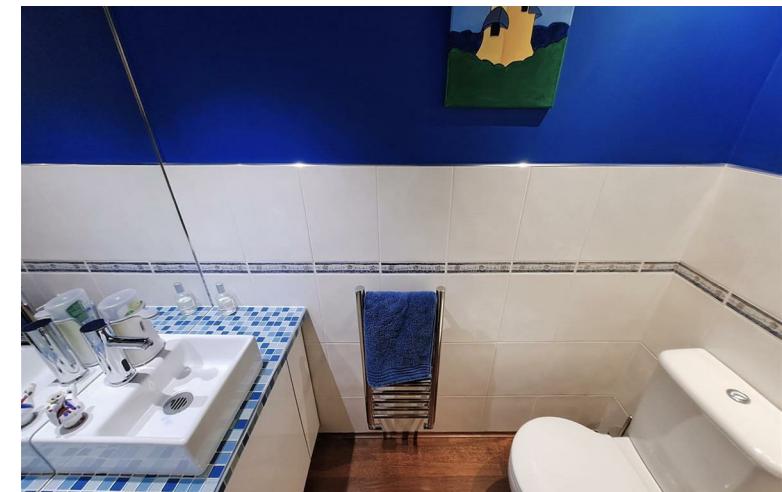
GREAT FAMILY HOME! NO ONWARD CHAIN.

A well presented, modern detached house on a quiet cul de sac in Yardley.

This lovely property is in a great location near to a wealth of amenities and transport links and comprises: entrance hallway, guest WC, lounge, kitchen/diner and conservatory to the ground floor.

Upstairs there are three bedrooms and the bathroom.

Further benefiting from central heating, double glazing, gardens to the front and rear, two driveways and rear garage.



Accommodation

Driveway

Front Garden

Entrance Hallway

Guest WC

2'10 x 5'7 (0.86m x 1.70m)

Lounge

15'1 x 11'10 (4.60m x 3.61m)

Kitchen/Diner

8'7 x 16' (2.62m x 4.88m)

Conservatory

18'2 max x 8'4 max (5.54m max x 2.54m max)

Landing

6'5 x 8'8 (1.96m x 2.64m)

Bedroom One

13'4 max x 8'8 max (4.06m max x 2.64m max)

Bedroom Two

10'9 max x 8'8 max (3.28m max x 2.64m max)

Bedroom Three

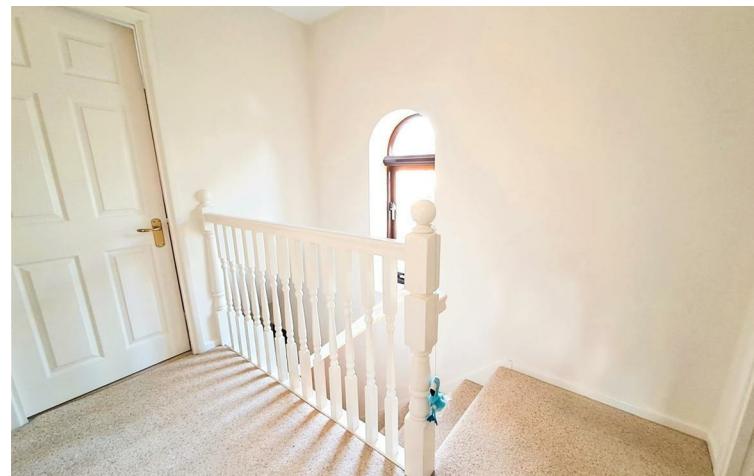
9'1 max x 6'5 max (2.77m max x 1.96m max)

Bathroom

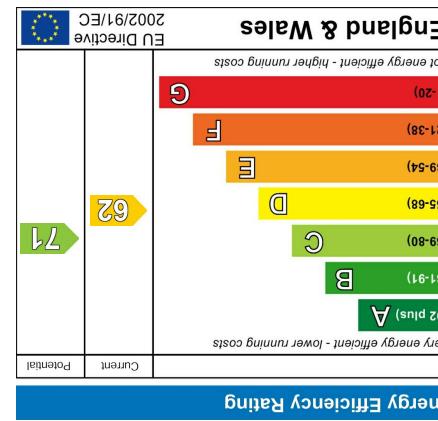
5'10" x 6'5" (1.8 x 1.96)

Rear Garden

Rear Garage With Further Driveway

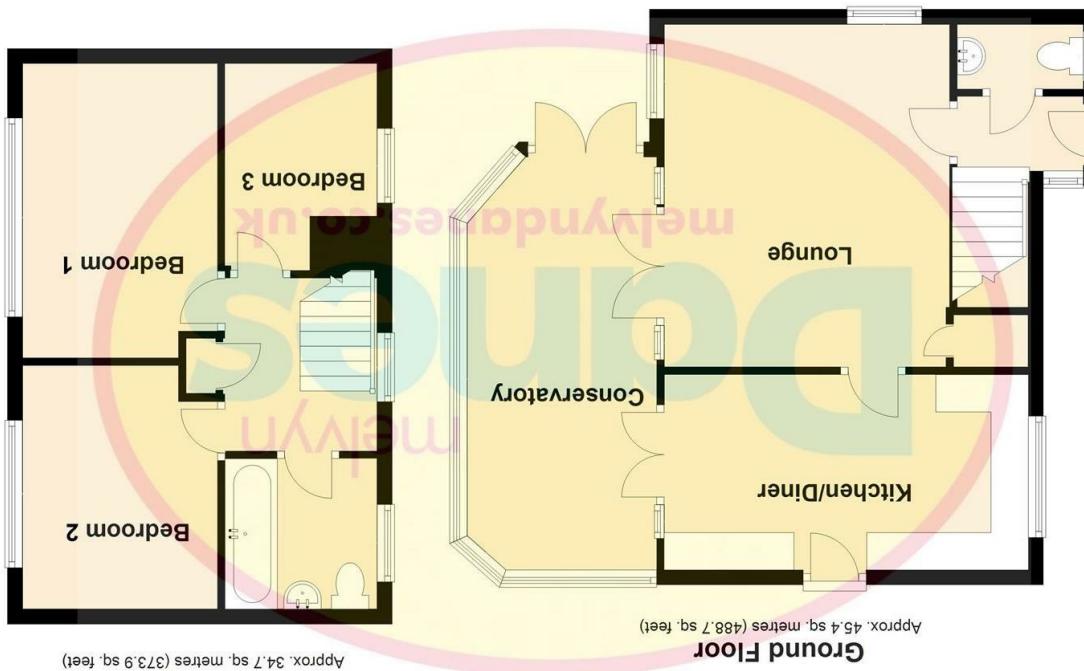


Please note that all measurements and floor guidelines are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



06 Orchard Rise Yardley Birmingham B26 1QU

total area: approx. 80.1 sq. metres (862.6 sq. feet)



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and do not by these Particulars or otherwise verify or warrant that they are in working order.
included in the sale, unless specifically stated. The Agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned
verificaiton from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily
conveyance of Surveyors is appropriate. The Agent has not sought to verify the legal title of the property and the buyers must obtain
and do not by these Particulars or otherwise verify or warrant that they are in working order.

MOBILE: Please refer to cheekyloc.com/mobile for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

BRROADBAND: We understand that the standard broadband download speed at the property is around 12 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 1800 Mbps. Data taken from checker.ofcom.org.uk on 22/1/2026. Actual service availability at the property or speeds received may be different.