melvyn Danes ESTATE AGENTS

Yardley Wood Road

Yardley Wood

Offers Around £150,000

Description

An ideal location for this well presented modern first floor apartment in this popular and convenient area of Kings Heath, on the edge of the local conservation area at Billesley Common.

Close to well regarded schools including King Edward Camp Hill Grammar school with the benefit of local shops on Haunch Lane and Yardley Wood Road, the property benefits from easy access to Kings Heath centre where there is a variety of shops, restaurants and hostelries along the Alcester Road. There is access also via the main A435 to junction 3 of the M42 motorway (via the Hollywood bypass) forming part of the midlands motorway network with access to the M5, M6, and M40.

There are railway stations at Yardley Wood and Kings Norton offering commuter services between Birmingham and Stratford upon Avon and local bus services provide access to the City of Birmingham. Regular bus services operate locally providing access to Birmingham City Centre and the surrounding suburbs.

A most convenient location for this bright and spacious first floor apartment accessed via a gated foregarden with secure intercome emtrance opening into a communal hallway with stairs to all floors, number 38 can be found on the first floor with front door opening into the apartment hallway with doors to the lounge diner with feature windows, inner fitted kitchen , two double bedrooms, bathroom and storage cupboards.
The property has UPVc double glazing throughout and night storage heaters.

Accommodation

SECURE ENTRANCE

HALLWAY

LOUNGE DINER
21'2 max x 14'4 max (6.45m max x 4.37m max)

KITCHEN
9'4 x 7'8 (2.84m x 2.34m)

BEDROOM 1
12'8 x 11'8 (3.86m x 3.56m)

BEDROOM 2
13'5 x 9'0 (4.09m x 2.74m)

BATHROOM

SECURE GATED UNDERGROUND PARKING SPACE

TENURE: We are advised that the property is leasehold with approx 975 years remaining. The ground rent £170 per annum and service charge £1,238.

BROADBAND: We understand that the standard broadband download speed at the property is around 15 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 80 Mbps. Data taken from checker.ofcom.org.uk on 14/08/2026. Actual service availability at the property or speeds received may be different.

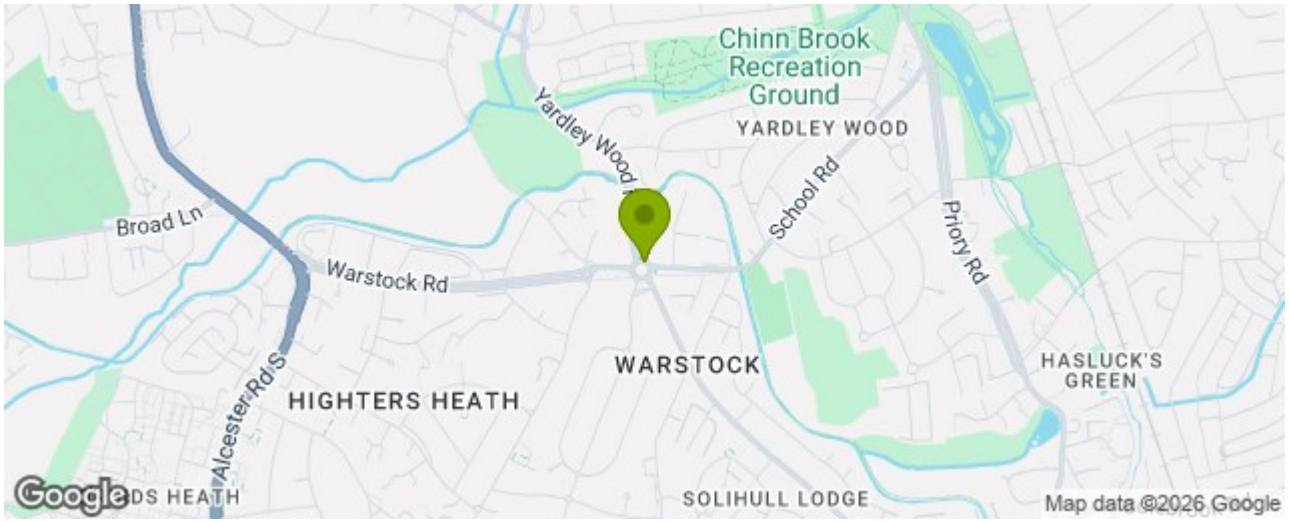
MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and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

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

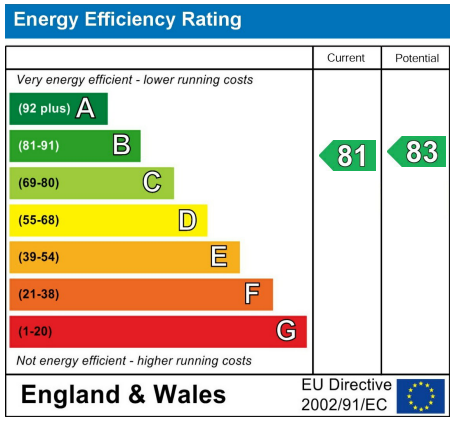
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

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.



863 Yardley Wood Road Yardley Wood Birmingham B14 4BL
Council Tax Band: B



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.

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