



Danes
melvyn
ESTATE AGENTS

**Homecroft Road
Yardley
£295,000**

Description

A spacious, well presented semi detached house on a sought after cul de sac in Yardley.

This lovely property is the perfect family home and is in a superb location near to a good range of shops, schools and amenities.

Comprising porch, entrance hall, lounge, dining room and kitchen to the ground floor. Upstairs there are three double bedrooms and the bathroom.

Further benefiting from central heating, double glazing, driveway for multiple vehicles and rear garden with a good sized outbuilding.



Accommodation

Good Sized Driveway

Porch

3'1 x 2'11 (0.94m x 0.89m)

Entrance Hall

10'9 max x 7'8 max (3.28m max x 2.34m max)

Dining Room

14' (into bay) x 10'5 (4.27m (into bay) x 3.18m)

Lounge

13'5 x 10'5 (4.09m x 3.18m)

Kitchen

9'2 x 8'11 (2.79m x 2.72m)

Landing

Bedroom One

13'6 (into bay) x 10'5 (4.11m (into bay) x 3.18m)

Bedroom Two

13' max x 10'5 max (3.96m max x 3.18m max)

Bedroom Three

9'2 x 9'1 (2.79m x 2.77m)

Bathroom

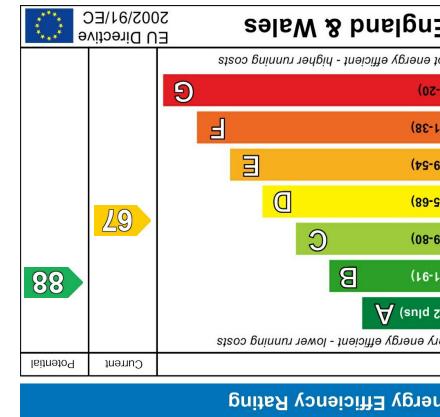
Rear Garden

Outbuilding

15' (max) x 19' (min) (4.57m (max) x 5.79m (min))

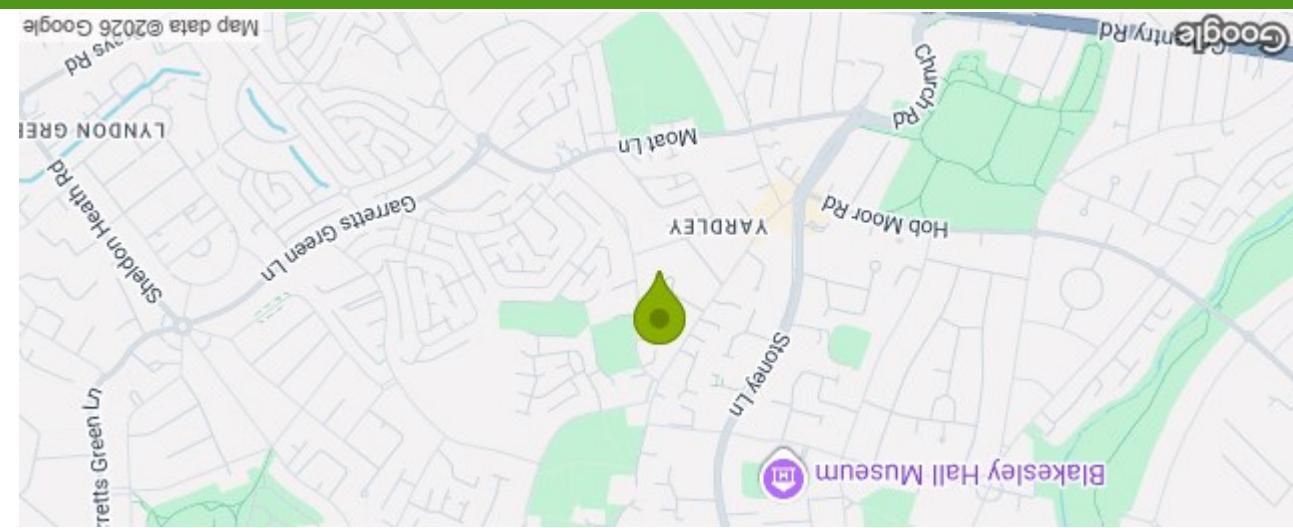


Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



6 Homecroft Road Yardley Birmingham B25 8XN

total area: approx. 91.8 sq. metres (988.0 sq. feet)



We may refer you to recommended providers of ancillary services such as Community Acupuncture, Traditional Services and SureMed.

COMPANIES AND THE BENEFICIAL OWNERS OF ORGANISATIONS AND TRUSTS RECEIVING PAYMENTS UNDER AND/OR PAYMENT BY PURCHASED INVESTMENT HOLDINGS; Under and/or payment by purchased investment holdings beneficial owners of organisations and trusts receiving payments under and/or payment by purchased investment holdings. We are obliged to confirm the identity of individuals and review this from time to time. To avoid the need to request detailed identity information from cardholders and internet banking customers, we may use self-verified external sources which provide publicly available information on cardholders and internet banking customers. 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 of 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 payment plan or other arrangement with this company. Any purchaser who has a promotional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive.

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 contractual. Any Prospective Purchaser should obtain written confirmation of all legal and factual matters and information from their Solicitor, Licenced Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal property and fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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

BROADBAND: We understand that the standard broadband download speed at the property is around 10 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 check.co.uk on 6/2/2026 Actual service availability at the property or speeds received may be different.