

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a bright yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, lowercase, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

The background image shows a residential street scene. On the left is a two-story white house with a dark grey door and windows. In the center is a two-story house with a bay window and a brick base. On the right is a two-story grey house with a bay window. A paved driveway leads to the houses. A silver car is parked on the left, and a dark blue van is parked on the right. A garden bed with various plants is in the foreground on the right.

Homecroft Road

Yardley

Offers Over £290,000

## 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))



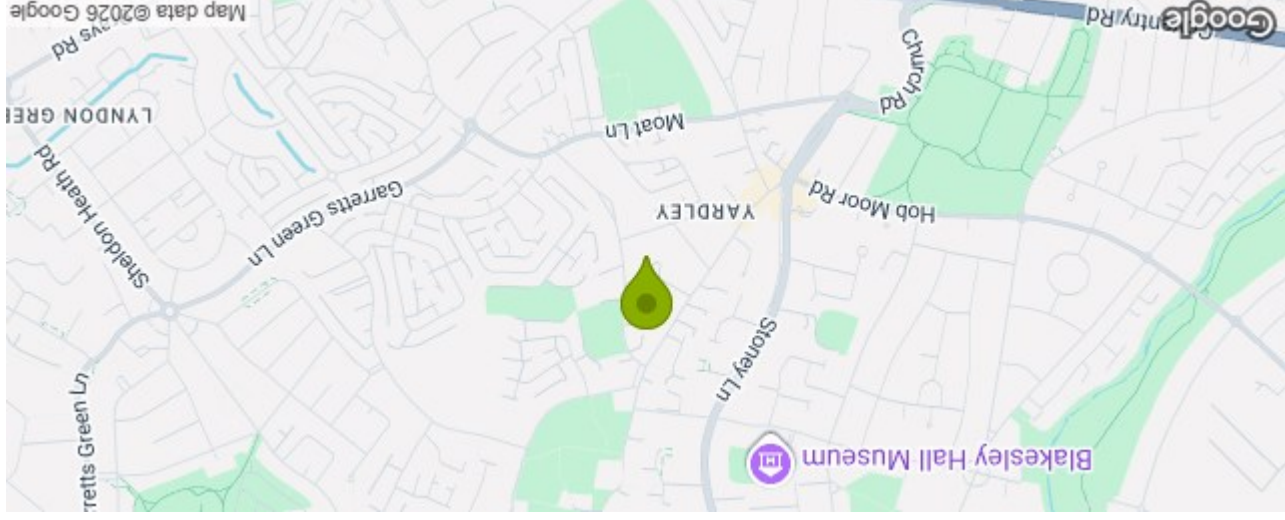
TENURE: We are advised that the property is Freehold

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.

**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 06/02/2026 we understand that the standard broadband download speed at the property is around 1800 Mbps, and the estimated fastest download speed currently achievable for the property postcode area is around 1800 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage 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.

**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.



### 46 Homecroft Road Yardley Birmingham B25 8XN Council Tax Band: C

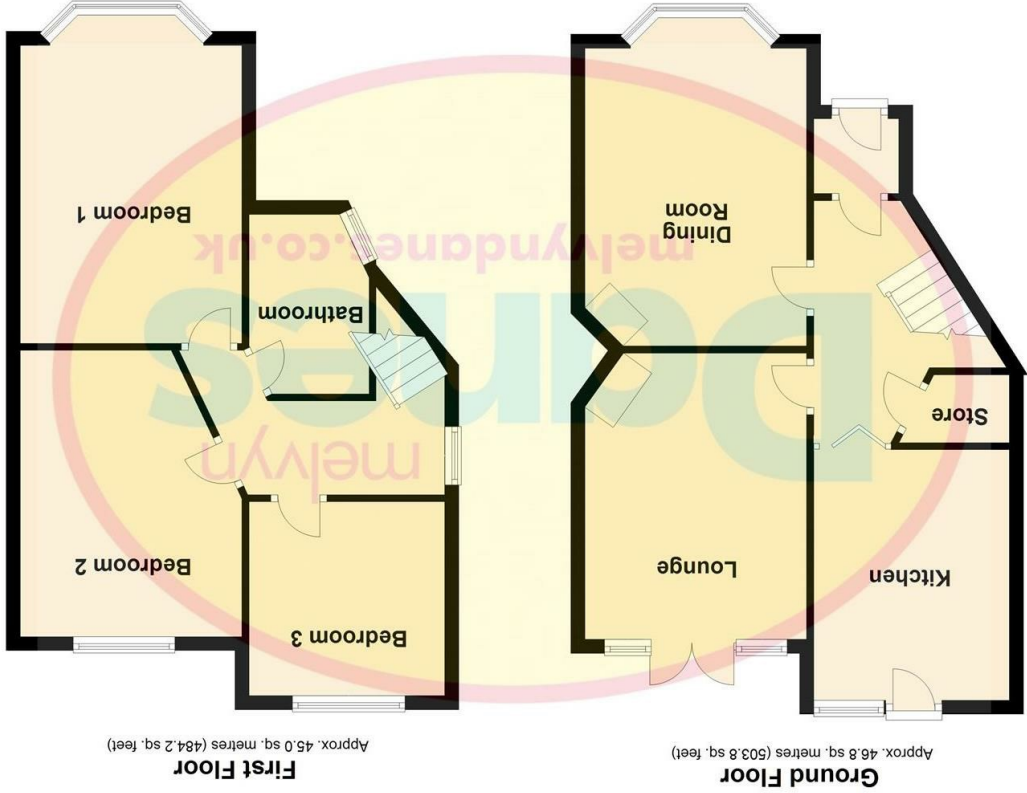
Energy Efficiency Rating	
Potential	88
Current	67

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

EU Directive 2002/91/EC

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



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.