

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, grey, 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, grey, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A photograph of a two-story semi-detached house with a grey tiled roof and white and grey exterior walls. The house features a large front porch with a red brick roof and white-framed glass doors and windows. A paved driveway leads to the porch. The house is surrounded by lush greenery, including a large yellow-flowered bush and a tall evergreen tree. The sky is blue with some clouds.

Yew Tree Lane

Yardley

Offers Over £300,000

Description

SPACIOUS FAMILY HOME!

A well presented and extended, larger style semi detached house on a popular road in Yardley near to a good range of amenities.

This lovely property is ready to move into and is in a superb location near to shops, schools and transport links.

Comprising enclosed porch, entrance hall, through lounge, extended kitchen/diner, conservatory and covered side entrance to the ground floor. Upstairs there are three good sized bedrooms and the bathroom.

Further benefiting from central heating, double glazing, driveway and low maintenance rear garden with a summer house.



Accommodation

Driveway

Enclosed Porch

8'5 x 1'11 (2.57m x 0.58m)

Entrance Hall

7'5 max x 14'4 max (2.26m max x 4.37m max)

Through Lounge

11'10 max x 26' into bay (3.61m max x 7.92m into bay)

Extended Kitchen/Diner (L Shaped Room)

17'6 max x 17'9 max (5.33m max x 5.41m max)

Conservatory

16'4 x 7'7 (4.98m x 2.31m)

Landing

6'3 x 6'8 (1.91m x 2.03m)

Bedroom One

11'7 max x 12'4 (3.53m max x 3.76m)

Bedroom Two

11'5 max x 13'2 into bay (3.48m max x 4.01m into bay)

Bedroom Three

6'4 x 7'9 (1.93m x 2.36m)

Bathroom

6'4 x 7'8 (1.93m x 2.34m)

Covered Side Entrance

3'1 x 30'4 (0.94m x 9.25m)

Low Maintenance Rear Garden

Summer House

19'3 x 9'9 (5.87m x 2.97m)

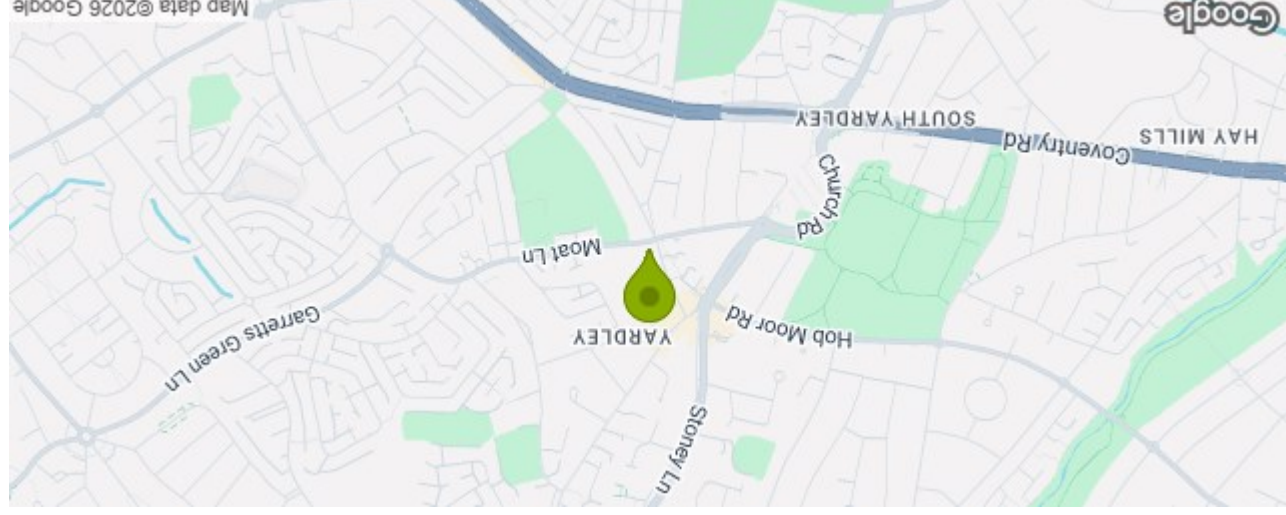


TENURE: We are advised that the property is FREEHOLD.

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 for broadband and mobile coverage at the property. From data taken on 25/06/2026 we understand that the standard broadband download speed at the property is around 10 Mbps, and the estimated fastest download speed currently achievable for the property post code 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.

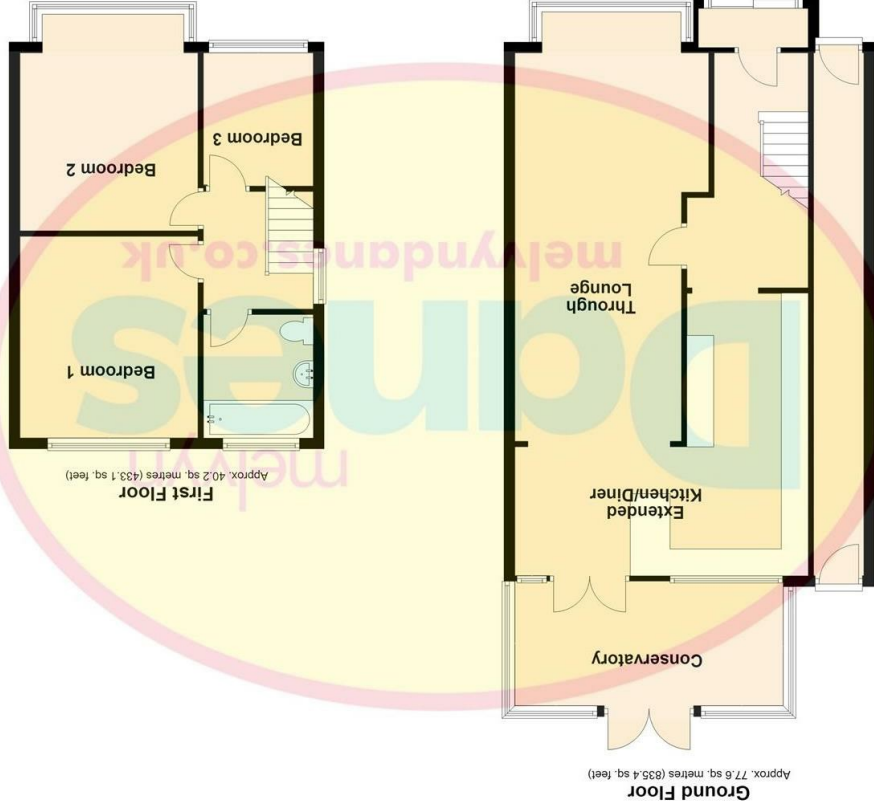


130 Yew Tree Lane Yardley Birmingham B26 1AX Council Tax Band: C

Energy Efficiency Rating	
Potential	Very energy efficient - lower running costs
Current	
EU Directive 2002/91/EC	

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

Total area: approx. 117.9 sq. metres (1268.6 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.