



Yardley Wood Road, Yardley Wood

Offers Around £245,000

- DRIVEWAY
- THROUGH LOUNGE
- THREE BEDROOMS
- GARAGE
- CONVENIENT LOCATION
- HALLWAY
- KITCHEN
- BATHROOM
- REAR GARDEN
- NO UPWARD CHAIN

Yardley Wood Road links from High Street in Solihull Lodge and runs right into Moseley at the junction with Wake Green Road. Within Yardley Wood Road, and leading from it, are local shops and opposite the junction with High Street is Peterbrook Junior and Infant School, whilst we are advised that senior schooling falls within the Light Hall Senior School catchment in Shirley. (All education facilities are subject to confirmation from the Education Department as this property falls on the Solihull Lodge and Yardley Wood Borders).

In nearby Shirley, one will find an excellent array of shopping facilities, including Asda and the new Parkgate shopping centre, a thriving business community which extends to the Cranmore, Widney, Monkspath and Solihull Business Parks, and the Blythe Valley Business Park, which is on the junction of the M42 motorway, which we would estimate is approximately four miles from the property. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station.

Alternatively continuing along High Street into Maypole Lane to the Maypole where the Sainsbury's Superstore and other shopping facilities are available, and access to the M42 motorway at Portway via the Hollywood By Pass.

Local bus services operate within Yardley Wood Road giving access to Solihull and the City of Birmingham, and Yardley Wood Railway Station is also on the bus route, as is Shirley Railway Station with pedestrian access leading from nearby Colebrook Road.

A convenient location, therefore for this property is set back from the road behind a lawn fore garden and front driveway which leads to a double glazed double doors opening to the

HALLWAY

Having ceiling light point, central heating radiator, stairs rising to first floor landing, under stair storage and doors off to the kitchen and

THROUGH LOUNGE

LOUNGE AREA

13'2" x 10'6" (4.01m x 3.20m)



Having double glazed window to front aspect, ceiling light point, central heating radiator, gas fire and opening to

DINING AREA

10'10" x 9'3" (3.30m x 2.82m)



Having double glazed window to rear aspect, ceiling light point, central heating radiator and door to

KITCHEN

10'11" x 7'5" (3.33m x 2.26m)



Having double glazed window to side aspect, a range of fitted units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, space for gas cooker, space and plumbing for washing machine, ceiling light point, wall mounted gas central heating boiler and double glazed door to rear garden

FIRST FLOOR LANDING

Having double glazed window to side elevation, ceiling light point and doors off to the three bedrooms and bathroom

BEDROOM ONE

12'11" x 10'1" (3.94m x 3.07m)



Having double glazed window to front elevation, ceiling light point, central heating radiator and storage cupboard

BEDROOM TWO

11'4" max x 10'6" max (3.45m max x 3.20m max)



Having double glazed window to rear elevation, ceiling light point and central heating radiator

BEDROOM THREE

9'6" x 6'5" (2.90m x 1.96m)

Having double glazed window to front elevation, ceiling light point, central heating radiator and storage cupboard

BATHROOM



Having double glazed window to rear elevation, panel bath with thermostatic shower over, low level wc, pedestal wash hand basin, ceiling light point and central heating radiator

GARAGE

16'8" x 8'10" (5.08m x 2.69m)

Having up and over door to the front driveway, window and door to the rear garden and ceiling light point

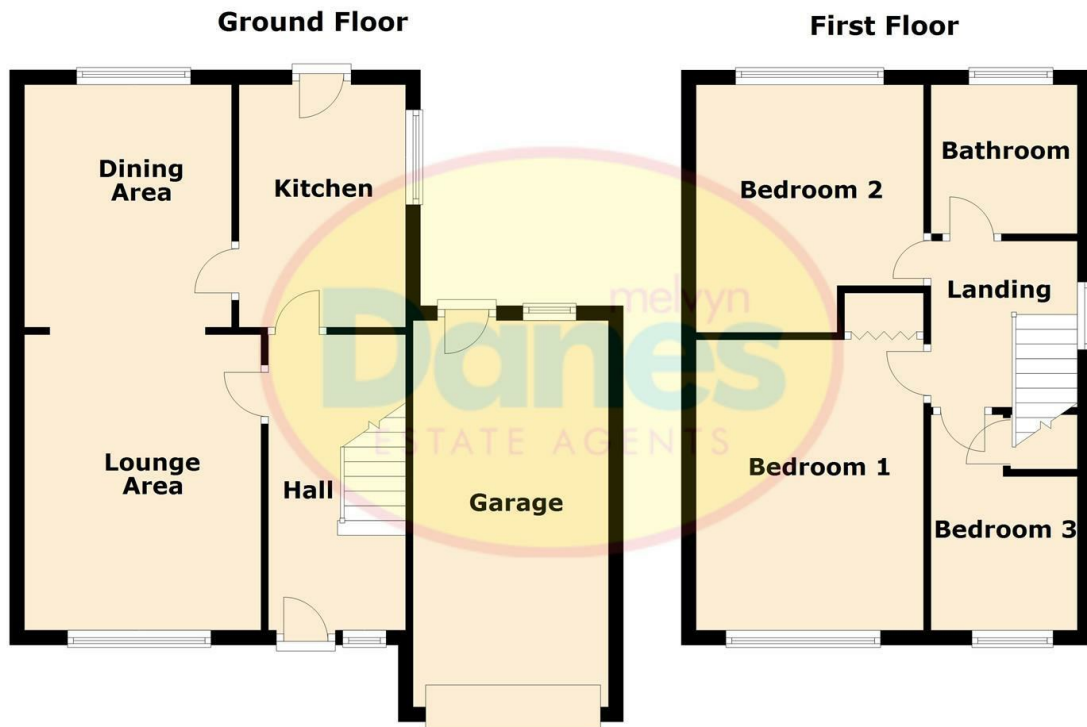
REAR GARDEN



Mainly laid to lawn with borders containing mature plants, shrubs and trees

FLOOR PLAN

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.



TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

COUNCIL TAX BAND - C

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:
1110 Yardley Wood Road
Yardley Wood Birmingham
B14 4LU

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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