



# Glastonbury Road, Yardley Wood

**£240,000**

- DRIVEWAY
- LOUNGE
- GROUND FLOOR BATHROOM
- THREE GOOD SIZE BEDROOMS
- WELL PRESENTED THROUGHOUT
- HALLWAY
- KITCHEN
- CONSERVATORY
- REAR GARDEN
- NO UPWARD CHAIN

Glastonbury Road is ideally located for the local amenities. Well regarded local schools are nearby as are local shops on Priory Road with further choice at Yardley Wood island.

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.

A convenient location, therefore for this nicely presented mid terrace house set back from the road via a block paved driveway leading to a double glazed composite door into the

### **PORCH**

Having double glazed window and is directly open to the

### **HALLWAY**

Having ceiling light point, stairs rising to first floor landing and door to

### **LOUNGE**

**16'8" into bay x 11'10" (5.08m into bay x 3.61m)**



Having double glazed bay window to front aspect, ceiling light point, central heating radiator, door to under stair storage and opening to

### **KITCHEN**

**9'5" x 9'5" (2.87m x 2.87m)**



Having double glazed window and door to the conservatory, a range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap over, four ring electric hob with extractor over, electric oven, integrated dishwasher and fridge freezer, ceiling light point, central heating radiator and door to

### **GROUND FLOOR BATHROOM**



Having double glazed window to rear aspect, shaped panel bath with mixer tap and thermostatic shower over with raindrop head and separate hand held attachment, vanity unit with wash hand basin, low level wc, ceiling light point and chrome heated towel rail

**CONSERVATORY**  
7'8" x 9'5" (2.34m x 2.87m)

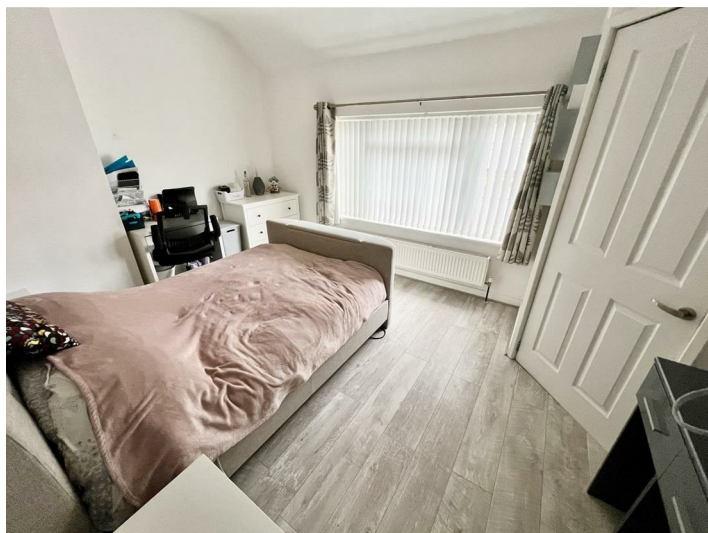


Having double glazed windows and door to rear garden, ceiling light point, space and plumbing for washing machine and tumble dryer and wall mounted electric heater

**FIRST FLOOR LANDING**

Having ceiling light point, loft access and doors off to the three bedrooms

**BEDROOM ONE**  
10'5" x 14'1" max (3.18m x 4.29m max)



Having double glazed window to front elevation, ceiling light point, central heating radiator and door to dressing room

**BEDROOM TWO**  
13'1" x 9'6" (3.99m x 2.90m)

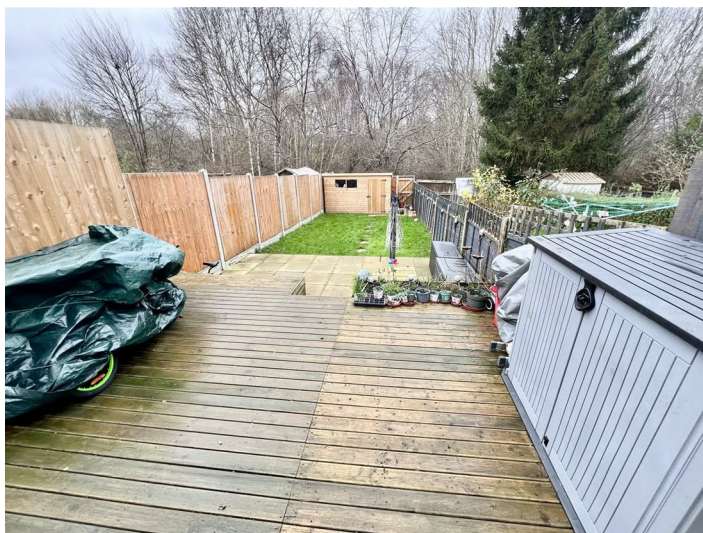
Having double glazed window to rear elevation, ceiling light point and central heating radiator

**BEDROOM THREE**  
9'5" x 7'5" (2.87m x 2.26m)



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

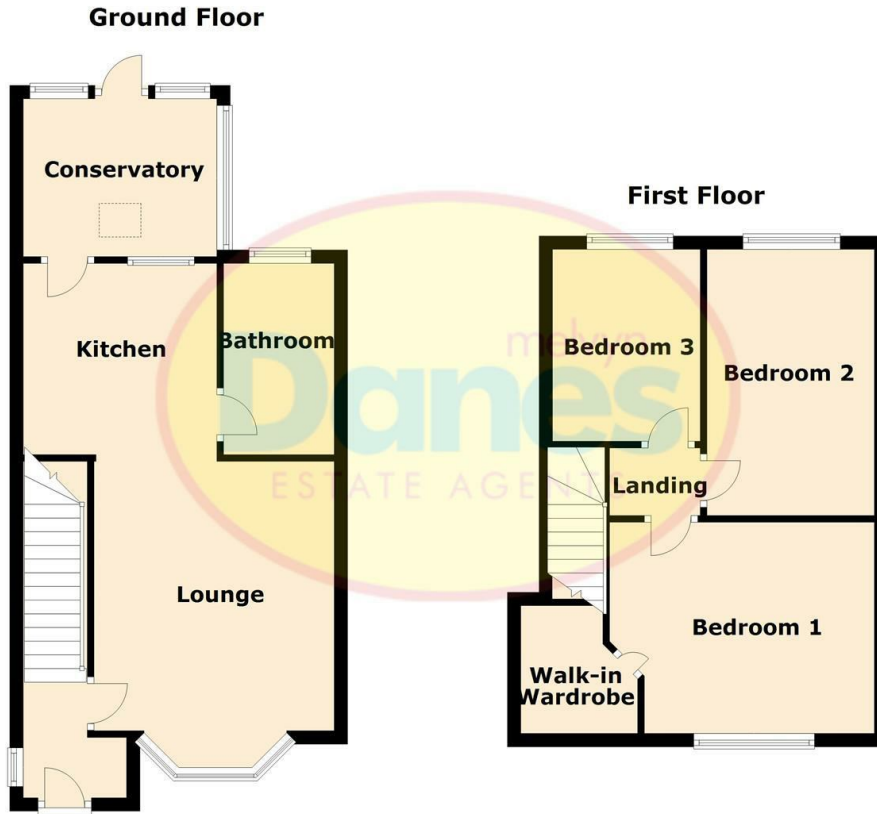
**REAR GARDEN**



Having decked patio with the rest laid mainly to lawn, timber shed/workshop with power, gate giving access to the front of the property

## 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 A

### VIEWING

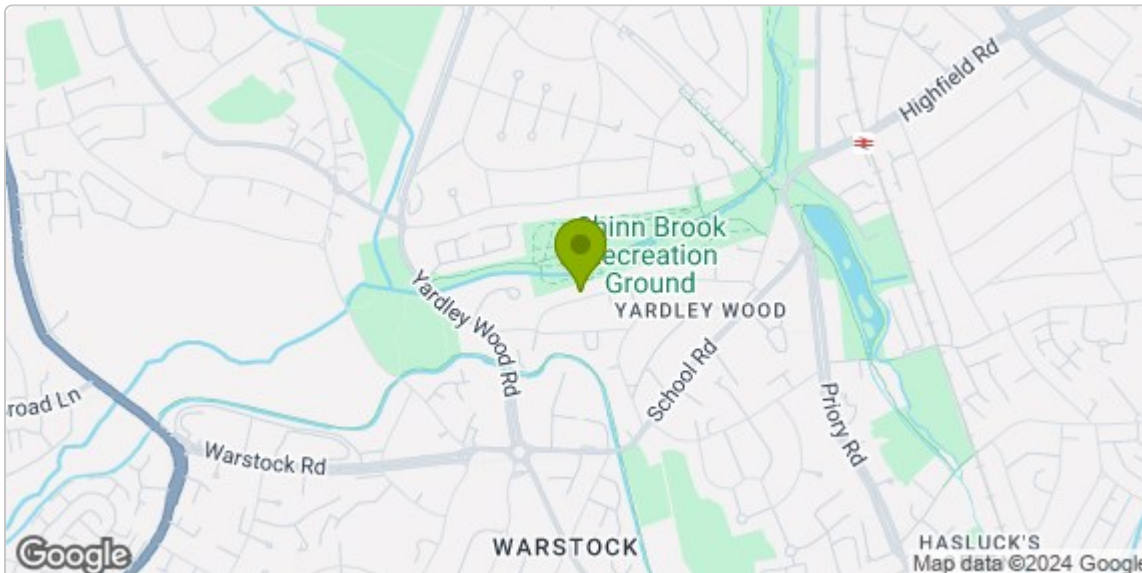
By appointment only please with the Shirley office on 0121 744 2801. Viewing by appointment only please with the Shirley office on 0121 744 2801.

### 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:  
54 Glastonbury Road Yardley  
Wood Birmingham B14 4DR

Council Tax Band: A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

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