



Cleeve Road, Yardley Wood

Offers Around £210,000

- DRIVEWAY
- HALLWAY
- KITCHEN DINER
- THREE BEDROOMS
- REAR GARGEN
- PORCH
- LOUNGE
- GROUND FLOOR WC/UTILITY
- FIRST FLOOR BATHROOM
- CONVENIENT LOCATION

This traditional end terraced house has been presented to a good standard by the current owners and enjoys a larger than average rear garden.

There are local shops on nearby School Road or alternatively at Yardley Wood centre on the junction of Yardley Wood Road. Nearby at the Maypole there is a Sainsburys Superstore and other shopping facilities on the retail park.

Local bus services operate on Ravenshill Road, Yardley Wood Road and Priory Road giving access to Shirley, Solihull, Maypole, Kings Heath and the City of Birmingham. Yardley Wood train station is nearby offering services between Birmingham City centre and Stratford Upon Avon.

An ideal location therefore for this traditional end terrace house which is set back from the road side behind a driveway from where a UPVC double glazed front door opens to the

PORCH

Having entrance door leading to

HALLWAY

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

LOUNGE

16'7" into bay x 13'5" (5.05m into bay x 4.09m)



Having double glazed bay window to front aspect, ceiling light point, central heating radiator, coved cornice to ceiling and doors to the under stair storage cupboard and

KITCHEN DINER

9'3" x 16'7" (2.82m x 5.05m)



Having double glazed window to rear aspect, a fitted kitchen with wall and base units with roll top work surface over incorporating stainless steel sink and drainer, space for cooker and fridge freezer, space and plumbing for dishwasher, two ceiling light points, central heating radiator and door to

REAR PORCH

Having doors to the rear garden and

WC/UTILITY SPACE

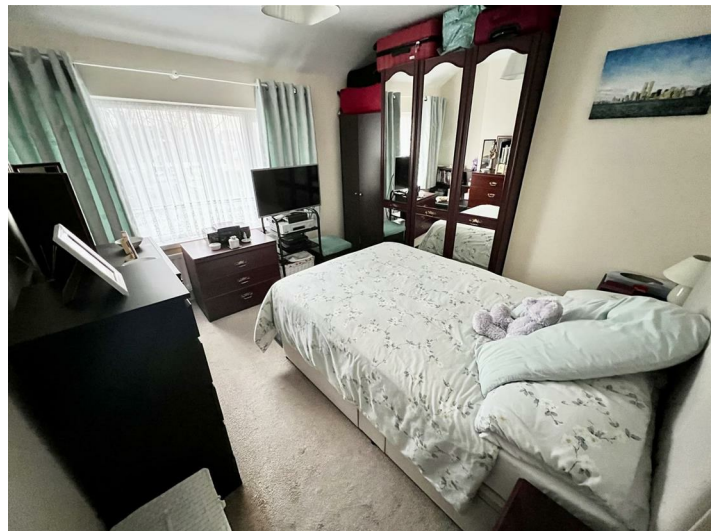
Having double glazed window to rear aspect, low level wc, pedestal wash hand basin, space and plumbing for washing machine and tumble dryer and ceiling light point

FIRST FLOOR LANDING

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

BEDROOM ONE

10'10" x 10'5" (3.30m x 3.18m)



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

BEDROOM TWO
12'8" x 9'1" (3.86m x 2.77m)



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 and ceiling light point

BATHROOM



Having double glazed window to side elevation, panel bath with electric shower over, pedestal wash hand basin, low level wc, ceiling light point and airing cupboard

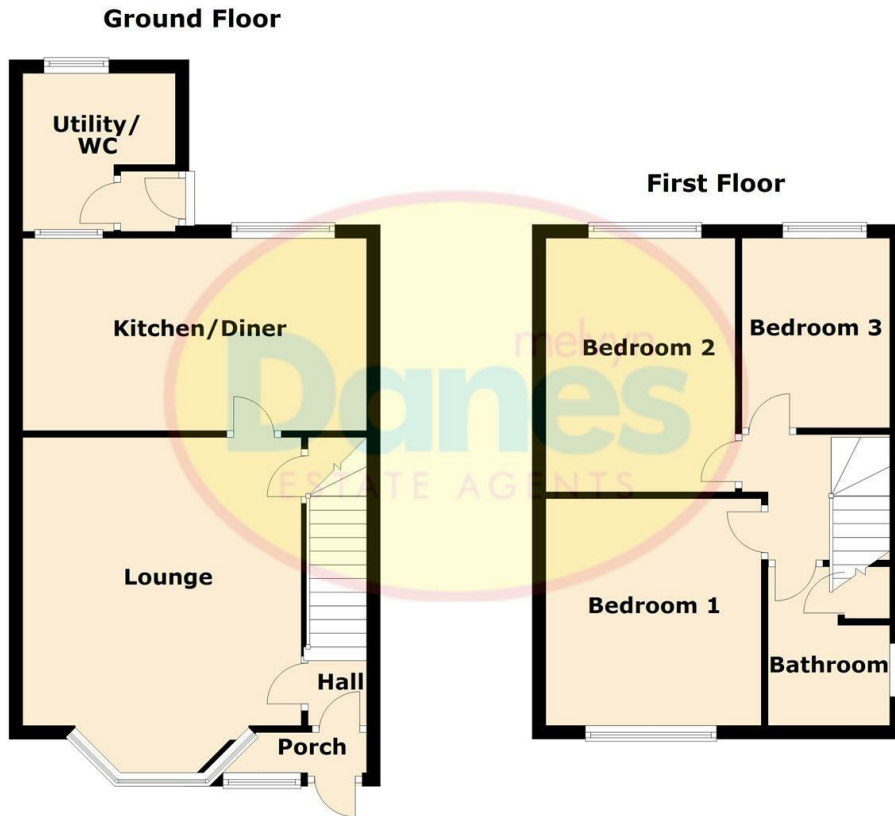
REAR GARDEN



having paved patio with steps leading to the rest of the garden with further lawn and paved area and gated access back 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

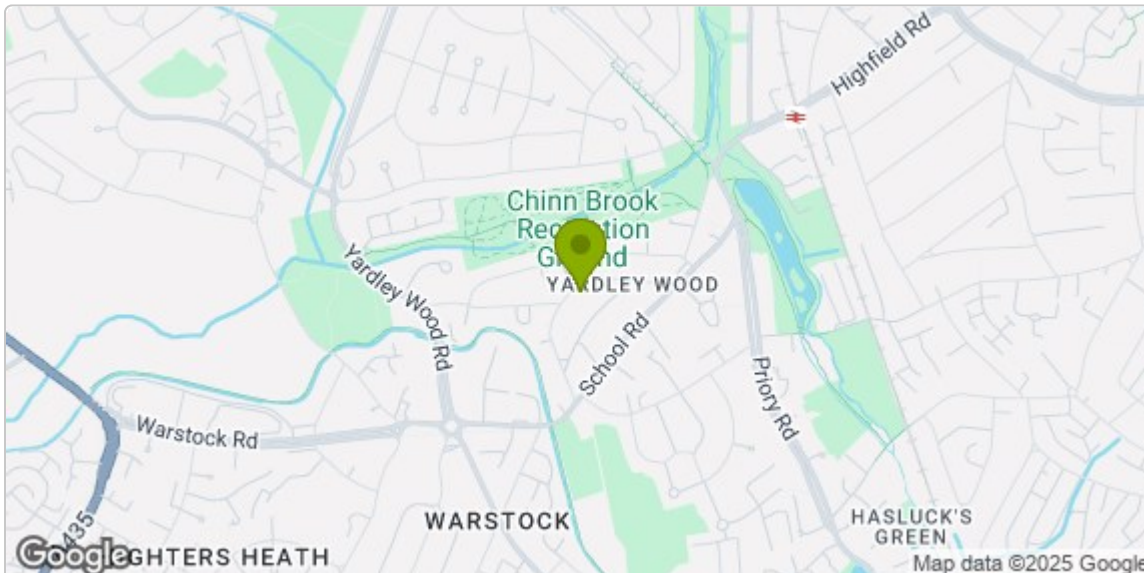
BROADBAND: We understand that the standard broadband download speed at the property is around 5 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 100 Mbps. Data taken from checker.ofcom.org.uk on 14/12/2024. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage dependant on provider (data taken from checker.ofcom.org.uk on 14/12/2024). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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.

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 intending purchasers, we may use approved external



Full Postal Address:
75 Cleeve Road Yardley Wood
Birmingham B14 4EE

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		74
	46	
England & Wales	EU Directive 2002/91/EC	

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