



# Riversdale Road, Yardley Wood

## Offers Around £210,000

- HALLWAY
- KITCHEN
- CONSERVATORY
- FIRST FLOOR BATHROOM
- CUL DE SAC LOCATION
- LOUNGE
- GROUND FLOOR WC
- THREE BEDROOMS
- REAR GARDEN
- NO UPWARD CHAIN

Riversdale Road leads from Greenaleigh Road and that leads from Ravenshill Road in Yardley Wood. Close by is Trittford Pond which provides pleasant walks and recreation.

Local bus services operate along Priory Road and Ravenshill Road, and Yardley Wood Railway Station is nearby in Highfield Road, offering services to Birmingham and Stratford-upon Avon. Local shopping parades are located in both Ravenshill Road and Priory Road serving everyday needs.

An ideal location therefore for this mid terrace property sitting back from the road behind a gravel foregarden leading to a double glazed door which opens to the

### **HALLWAY**

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

### **LOUNGE**

**16'6" x 13'1" (5.03m x 3.99m)**



Having double glazed bay window to front aspect, ceiling light point, central heating radiator, coved cornicing to ceiling and door to

### **KITCHEN**

**8'7" x 13'0" (2.62m x 3.96m)**



Having double glazed window to rear aspect, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, space for cooker, wall mounted gas central heating boiler, space for

storage under the stairs, ceiling light point, central heating radiator and double glazed door to

### **CONSERVATORY**

**7'6" x 7'6" (2.29m x 2.29m)**



Having double glazed windows, double glazed door to rear garden, plumbing for washing machine, wall mounted light and door to

### **GROUND FLOOR WC**

Having ceiling light point and low level wc

### **FIRST FLOOR LANDING**

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

### **BEDROOM ONE**

**10'2" x 12'1" (3.10m x 3.68m)**



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

**BEDROOM TWO**  
**12'8" x 9'8" (3.86m x 2.95m)**



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

**BEDROOM THREE**  
**8'3" x 6'5" (2.51m x 1.96m)**



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

**BATHROOM**



Having double glazed window to rear elevation, panel bath

with shower over, pedestal wash hand basin, low level wc and ceiling light point

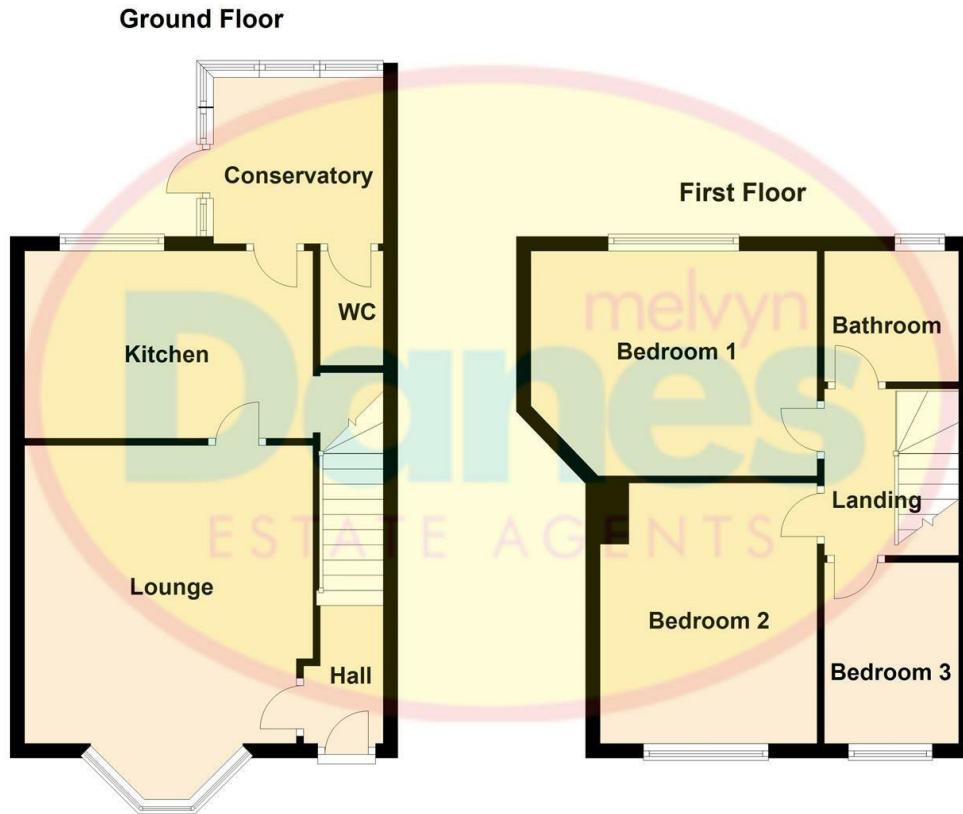
**REAR GARDEN**



Having paved patio with the rest laid mainly to lawn with paved path to the rear of the garden and gated access to the shared alleyway to give 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.



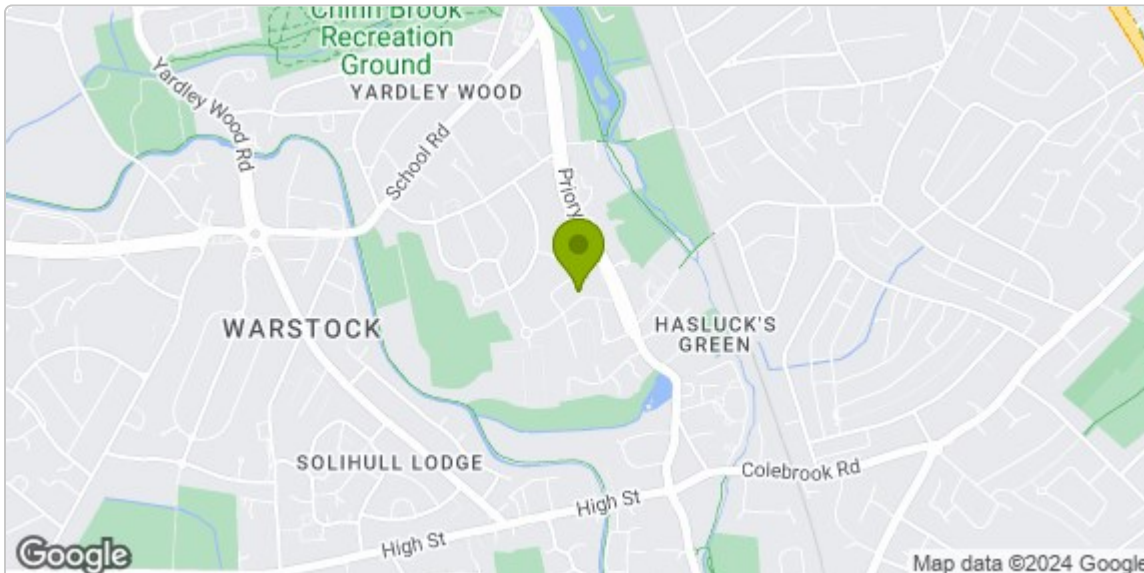
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** B

**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:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
116 Riversdale Road Yardley  
Wood Birmingham B14 4JQ

**Council Tax Band:**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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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