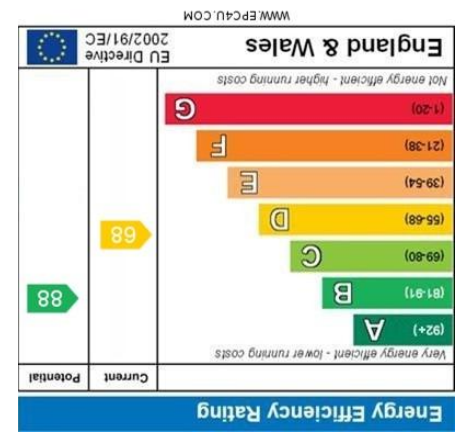


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations  
 state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed .....Date .....



- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY
- DOWNSTAIRS W/C
- THOROUGH LOUNGE
- POTENTIAL TO EXTEND

21 Yateley Crescent, Great Barr, Birmingham, B42 1JG

Offers Over £300,000



## Property Description

Located in a sought-after area, this immaculate semi-detached property is now available for sale. Ideal for families and couples, this home offers three bedrooms, including two double bedrooms and one single bedroom. The bathroom features both a bath tub and a free-standing shower, providing convenience and comfort.

The property boasts a modern kitchen with high-end appliances, wood countertops, and an abundance of natural light, creating a welcoming atmosphere for cooking and dining. The spacious reception room benefits from large windows offering garden views and direct access to the well-maintained garden, perfect for relaxation and entertaining. Additionally, the property includes a utility room and a downstairs w/c for added convenience.

With parking available, this home is perfect for those seeking a blend of comfort and practicality. Recently renovated, this property is in excellent condition, ready for its new owners to move in and make it their own. The EPC rating is D and the council tax band is C.

Benefiting from proximity to public transport links, nearby schools, and local amenities, this property offers a lifestyle of convenience and comfort. Don't miss the opportunity to make this house your home.

**HALLWAY** Radiator, laminate flooring, ceiling light point, window to front, stairs to first floor, access to the garage, storage cupboard.

**THROUGH LOUNGE** 26' 0" MAX x 10' 10" (7.92m x 3.3m) Bay window to front, two ceiling light points, laminate flooring throughout, patio door to rear garden, two radiators, opening linking the two rooms.

**KITCHEN** 13' 8" x 8' 8" (4.17m x 2.64m) Tiled floor, two ceiling light points, radiator, wall and base units, window to rear garden, sink, electric oven, gas hob and extractor fan, access to the rear garden, access to utility room.

**UTILITY ROOM** 17' 0" MAX x 6' 5" (5.18m x 1.96m) The garage has been converted into a utility room which house the boiler.

**DOWNSTAIRS WC** Two spotlights, radiator, sink cabinet and wc, laminate flooring.

**FIRST FLOOR** Window.

**BEDROOM ONE** 13' 10" x 11' 0" (4.22m x 3.35m) Ceiling light point, radiator and bay window to front.

**BEDROOM TWO** 10' 6" x 11' 8" (3.2m x 3.56m) Ceiling light point, radiator, window to rear.

**BEDROOM THREE** 8' 0" x 7' 7" (2.44m x 2.31m) Ceiling light point, window to front, radiator.



**BATHROOM** Sink, bath tub and free-standing shower, vinyl flooring, radiator, half tiled, window to rear.

**SEPARATE TOILET** Half tiled, vinyl flooring, toilet and window.

**GARDEN** Paved, grass, coal shed.

Council Tax Band C - Birmingham

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 75 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Virgin Media, Openreach

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

**WANT TO SELL YOUR OWN PROPERTY?**  
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