



**Yateley Avenue, Birmingham B42 1JL**

**welcome to**

## **Yateley Avenue, Birmingham**

FREEHOLD\*\*\*SEMI DETACHED\*\*\*THREE BEDROOM\*\*\*EXTENDED KITCHEN\*\*\*DRIVEWAY\*\*\*DOUBLE GLAZED\*\*\*CENTRAL HEATING\*\*\*REAR GARDEN\*\*\*DOWNSTAIRS OFFICE\*\*\*TWO RECEPTION ROOMS\*\*\*

### **Agent Note**

Council Tax Band C

### **Approach**

Driveway and door into

### **Porch**

UPVC Door, door into

### **Entrance Hall**

Laminate flooring, radiator, ceiling light point

### **Lounge**

13' 4" into bay x 10' 6" ( 4.06m into bay x 3.20m )  
Double glazed bay window to the front of the property, gas fire with fire surround, radiator, carpeted, ceiling light point.

### **Dining Room**

12' 11" into bay x 10' 6" ( 3.94m into bay x 3.20m )  
Double glazed french doors to the rear of the property, fire with fire surround, laminate flooring, ceiling light point, radiator

### **Office**

14' 7" x 5' 2" ( 4.45m x 1.57m )  
Double glazed window to the front of the property, laminate flooring, radiator, ceiling light point

### **Kitchen**

17' 2" x 11' 6" ( 5.23m x 3.51m )  
Double glazed window to the rear of the property, kitchen/diner, sink and drain, freestanding oven, two ceiling light point, a range of wall and floor cabinets with a roll top worksurface, radiator

### **Landing**

Double glazed window to the side of the property, carpeted

### **Bedroom One**

13' 6" into bay x 10' 11" ( 4.11m into bay x 3.33m )  
Double glazed bay window to the rear of the property, carpeted, ceiling light point, radiator, loft access

### **Bedroom Two**

13' 11" into bay x 10' 4" ( 4.24m into bay x 3.15m )  
Double glazed bay window to the front of the property, radiator, laminate flooring, ceiling light point

### **Bedroom Three**

7' 3" x 6' ( 2.21m x 1.83m )  
Double glazed window to the front of the property, ceiling light point, radiator, laminate flooring

### **Bathroom**

Double glazed window to the rear of the property, shower over the bath, WC, sink with vanity unit, ceiling light point, cupboard housing wall mounted boiler, heated towel rail

### **Rear Garden**

Lawn, gravel and patio area, wooden shed, pond to the rear of the garden







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## Yateley Avenue, Birmingham

- FREEHOLD
- SEMI DETACHED
- THREE BEDROOM
- EXTENDED KITCHEN
- DRIVEWAY

Tenure: Freehold EPC Rating: D

**£330,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
GRB111603 - 0004

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