

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' ($2.21m \times 1.83m$) 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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- 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

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Property Ref:

GRB111603 - 0004

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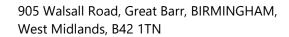
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