



Yateley Crescent, Birmingham B42 1JH

welcome to

Yateley Crescent, Birmingham

Well-proportioned home featuring a bright lounge with bay windows, sliding doors to the rear garden, two bedrooms, and a family bathroom. Located in a popular area close to local amenities and transport links.

Agent Note

Council Tax Band B

Entrance Hall

Radiator, ceiling light point

Lounge

9' 9" not into bay x 9' 9" (2.97m not into bay x 2.97m)
Double glazed bay window to the front of the property, open arch to the dining room, ceiling light point, radiator, carpeted.

Dining Room

12' 1" x 9' 9" (3.68m x 2.97m)
Double glazed sliding doors to the rear of the property, opening arch to the lounge, gas fire, ceiling light point

Kitchen

9' 8" x 5' 2" (2.95m x 1.57m)
Double glazed bay window to the rear of the property, a range of wall and base units with a roll top worksurface, sink and drain, a wall mounted boiler, ceiling light point

Lean To

Lean to the length of the house

Landing

Double glazed window to the side of the property, loft access, cupboard over the stairs, carpeted, ceiling light point

Bedroom One

15' 6" x 12' 9" into wardrobes (4.72m x 3.89m into wardrobes)
Double glazed bay window to the front of the property, fitted wardrobes, carpeted, radiator, two ceiling light points





Bedroom Two

12' 8" into bay & wardrobe x 9' 8" into wardrobe (3.86m into bay & wardrobe x 2.95m into wardrobe)

Double glazed bay window to the rear of the property, fitted wardrobes, radiator, carpeted, ceiling light points

Bathroom

Double glazed window to the rear of the property, electric shower over the bath, WC, sink with vanity unit, ceiling light point

Rear Garden

Slabbed and lawn area, two sheds, garage to the rear of the garden



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welcome to

Yateley Crescent, Birmingham

- TWO-BEDROOM
- BRIGHT LOUNGE WITH BAY WINDOWS
- SLIDING DOORS TO REAR GARDEN
- FRONT GARDEN
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers in excess of

£190,000



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:
GRB111903 - 0002

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