



**Yateley Avenue, Great Barr Birmingham B42 1JJ**

**welcome to**

## **Yateley Avenue, Great Barr Birmingham**

An extended four bedroom family home situated in a sought after area in Great Barr offering space for any growing family with excellent local amenities and transport links.

### **Agency Note**

Council Tax Band is C

### **Porch**

Spacious porch with double glazed windows and double glazed door to driveway.

### **Entrance Hall**

Understairs storage cupboard, and radiator.

### **Ground Floor Shower Room**

Walk in shower, w.c, wash hand basin vanity unit and heated towel rail.

### **Ground Floor Bedroom 4**

Double glazed window to front and radiator.

### **Lounge/ Diner**

Double glazed window to front and two radiators.

### **Sitting Room**

Double glazed door to rear garden and radiator.

### **Kitchen**

Modern fitted kitchen with wall and base units integrated hob, oven, dishwasher, washing machine, fridge/ freezer. Island breakfast bar, sky light, double glazed window to rear and double glazed door to side.

### **Bedroom One**

Double glazed bow window to front, fitted wardrobes and radiator.

### **Bedroom Two**

Double glazed window to rear, fitted wardrobes and radiator.

### **Bedroom Three**

Double glazed window to front and radiator.

### **Family Bathroom**

Bath with mixer tap, shower enclosure, w.c, wash hand basin and double glazed window to rear.

### **Outbuilding**

Situated to the rear of the property offering multiple uses with double glazed windows and electric power.





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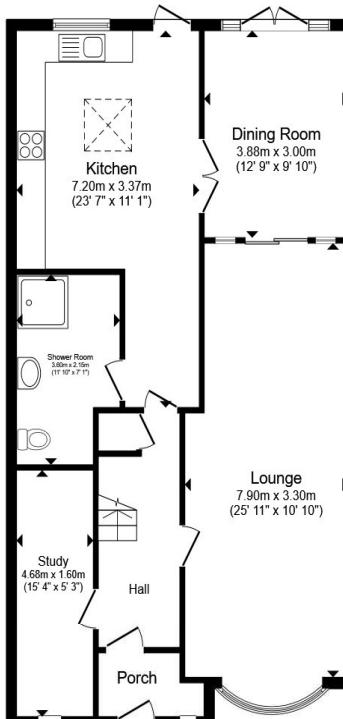
- EXTENDED FAMILY HOME
- GROUND FLOOR BEDROOM
- GROUND FLOOR SHOWER ROOM
- OUTBUILDING TO REAR
- EXTENDED KITCHEN

Tenure: Freehold EPC Rating: C

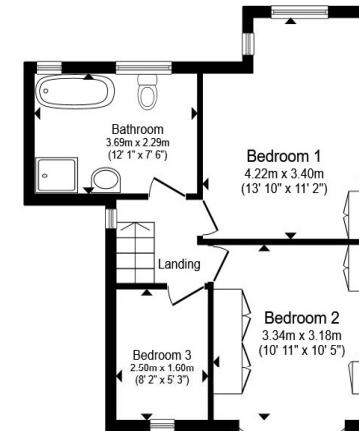
Council Tax Band: C

offers in the region of

**£375,000**



Ground Floor



First Floor

Total floor area 130.2 m<sup>2</sup> (1,402 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
GRB112390 - 0002

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