



Yewtree Road, Streetly,
Sutton Coldfield, B74 3SJ

£425,000

Welcome to Yewtree Road, a popular and highly desirable location, positioned conveniently for sought after local schooling (catchments should be checked), local amenities and transport links.

The property is set back from the road and approached via a multi-car driveway leading to garage and porch.

Upon entering the property, there is a welcoming reception hallway, with stairs leading to first floor accommodation and double doors leading into a wonderful lounge. The lounge offers generous living space with open plan access to the dining room. There is a useful and versatile home office.

Completing the spacious ground floor accommodation is a beautifully fitted kitchen diner with a range of matching wall and base level units with work surface over and matching breakfast bar.

Off the kitchen there is a utility room with wall and base level units, sink unit with drainer and mixer taps, space and plumbing for a washing machine and doors to rear garden and garage.

On the first floor the accommodation boasts four well proportioned bedrooms and a family bathroom. The family bathroom is fitted with a suite comprises low flush wc unit, pedestal hand wash basin and bath with shower over and screen.

A main feature of this stunning property is the master bedroom which boasts a dressing area with fitted wardrobes and an en-suite shower room.

The en-suite shower room has been thoughtfully configured to comprise a low flush wc unit, pedestal hand wash basin and corner shower cubicle. The en-suite has complimentary tiling to walls and tiled flooring.

Outside the property has a generous rear garden with patio area, laid to lawn with enclosed boundaries.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464 or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Entrance Porch 5' 4" x 3' 4" (1.62m x 1.02m)

Entrance Hall

Lounge 12' 6" x 13' 6" (3.81m x 4.11m)

Dining Room 10' 5" x 8' 3" (3.17m x 2.51m)

Kitchen 13' 5" (max) x 10' 4" (max) (4.09m x 3.15m)

Office 8' 10" x 7' 9" (2.69m x 2.36m)

Utility Room 8' 8" (max) x 11' 4" (max) (2.64m x 3.45m)

Garage 10' 3" x 16' 10" (3.12m x 5.13m)



First Floor Accommodation

Bedroom One 11' 10" x 10' 2" (3.60m x 3.10m)

Dressing Area 5' 1" x 5' 1" (to wardrobe) (1.55m x 1.55m)

En-suite 9' 10" x 5' 9" (2.99m x 1.75m)

Bedroom Two 15' 0" (max) x 8' 9" (4.57m x 2.66m)

Bedroom Three 9' 3" x 9' 2" (2.82m x 2.79m)

Bedroom Four 9' 10" (max) x 6' 8" (2.99m x 2.03m)

Bathroom 6' 2" x 6' 2" (1.88m x 1.88m)

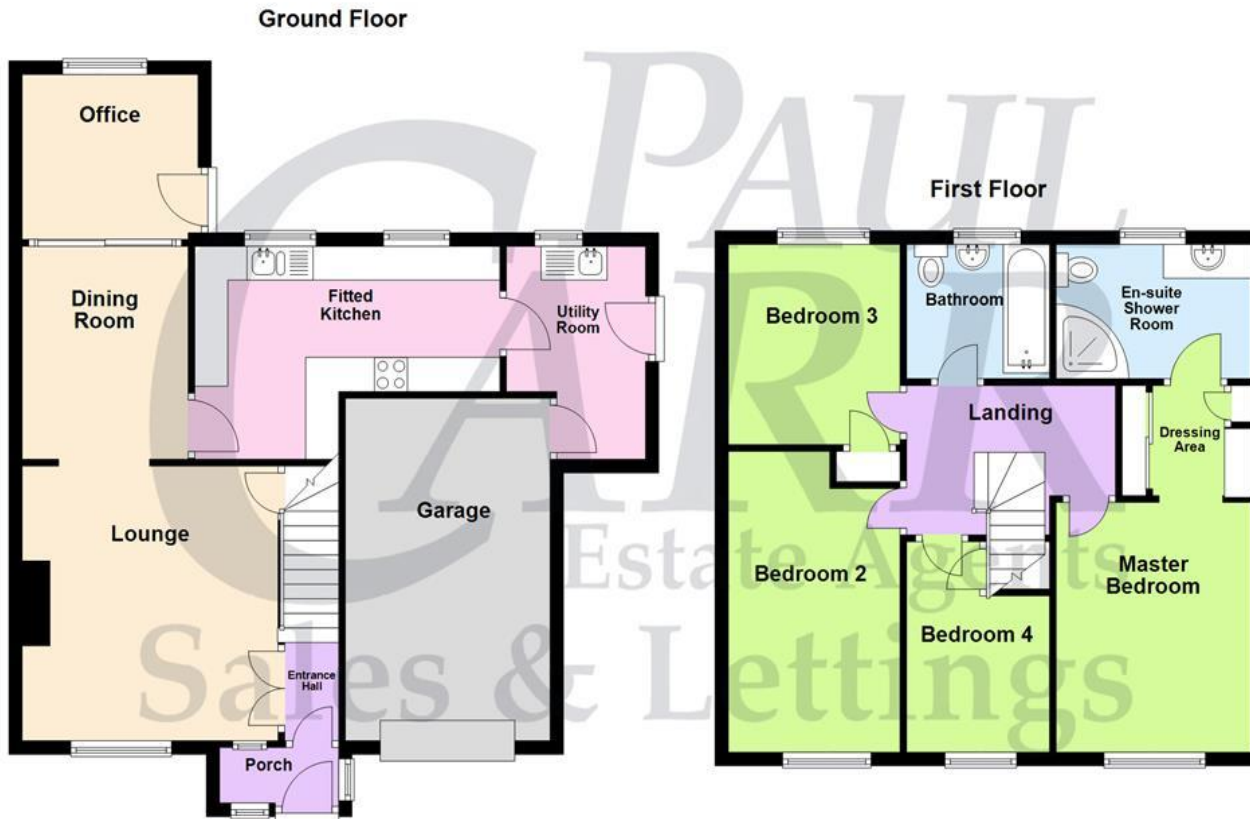






Floor Plan

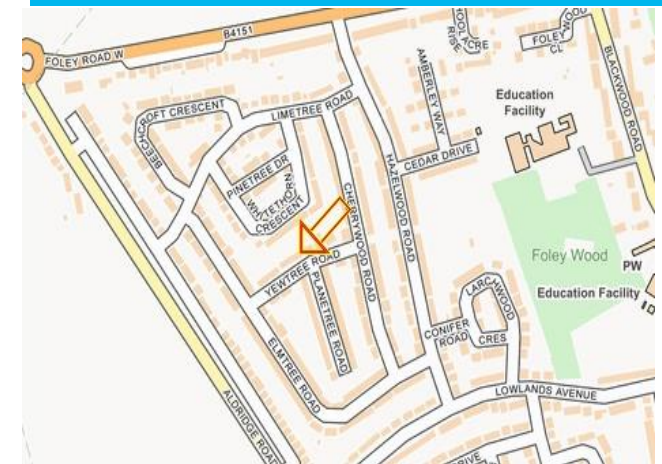
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 29th March 2024