

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk



- * EXTENDED SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * SPACIOUS THROUGH LOUNGE/DINER
- * EXTENDED FITTED KITCHEN
- * SEPARATE UTILITY ROOM
- * DOWNSTAIRS SHOWER ROOM/GUEST WC
- * MODERN FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * LOW MAINTENANCE EAR GARDEN
- * POTENTIAL TO EXTEND (STPP)



37 Yateley Avenue, Great Barr, B42 1JW Offers in the region of £350,000

It is a pleasure to offer for sale this superb extended traditionally styled three bedroom property that has been extended and upgraded to a high specification in every way imaginable! Benefiting from double glazing and gas central heating (both where specified) The interiors offer, enclosed porch, welcoming hallway, cloakroom & understairs storage, large through living / dining room, open plan extended kitchen wrapping round into spacious living space along with separate utility room and access into downstairs shower room / W.C.. To the first floor are three excellent bedrooms and high quality refurbished family bathroom. Outside is a fore garden offering parking space for multiple cars and to the rear is a well sized garden with decked patio area with steps leading to lawn and further patio area surrounded by an abundance of bushes and trees along with storage cupboards located under the decking. Viewing comes highly recommended to appreciate this fabulous family home and the quality the current owners have put into it! Hurry before you're too late!

Accessed from the fore via driveway offering ample off road parking, leading to;

PORCH: 6'4 X 2'5 : Double glazed windows and door with door into;

HALLWAY: 5'10 MAX, '11 X 14'9 : Stairs to first floor, cupboard space, radiator and doors into;

THROUGH LOUNGE/DINER: 11'3 max, 10'1 min x 29'4 (bay) 23'9 min : A great size through living area with wall mounted fire, two radiators, double glazed bay window to front and double doors to rear.

EXTENDED FITTED KITCHEN: 20'5 x 15'5 : Extended modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, gas hob with extractor hood over, space for fridge freezer, tiling to splashback, tiling to floor, radiator.

SEPARATE UTILITY: 6'4 x 6'6 : Wall and base units, tiling to splashbacks and space and plumbing for washing machine.

DOWNSTAIRS SHOWER ROOM/GUEST W.C. Walk in shower cubicle, close coupled W.C., wash hand basin.

LANDING: 3'8 X 6'8 : Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'3 max, 8'1 (wardrobe) x 15'2 (bay) 12'4 min: A great size double bedroom with built in wardrobe system, double glazed bay window to rear and radiator.

BEDROOM TWO: 10'3 max, 8'4 9(wardrobe) x 13'7 (bay) 10'11 min : A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM THREE: 7'10 x 7'7 : A final spacious bedroom, double glazed window to front and radiator.

BATHROOM: 6'10 x 8'7 : Modern fitted suite with panelled bath, separate walk in shower cubicle, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

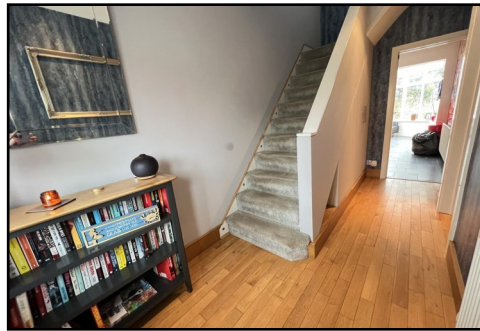
REAR GARDEN: A good size garden with decked patio area to fore with steps leading to lawn with fencing to borders.

TENURE: We have been informed by the vendors that property is **Freehold**. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: C

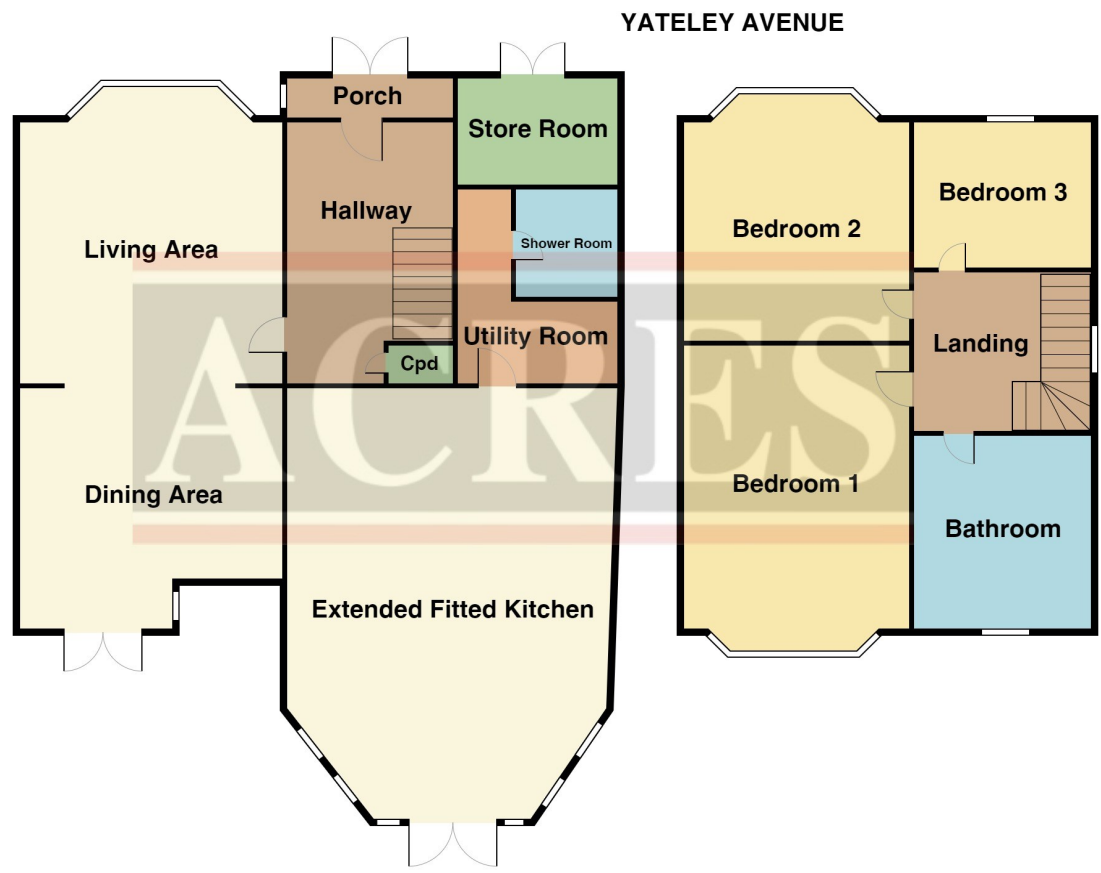
VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		