



Offers Over £290,000

Yew Tree Avenue, Yardley, Birmingham, West Midlands, B26 1BB

- Semi Detached Home with Potential to Extend Further (subject to planning)
- Four Bedrooms
- Porch & Hallway
- Lounge Area & Dining Area
- Kitchen
- Guest W.C
- En Suite Shower Room & Family Bathroom
- Conservatory
- Driveway & Garage
- Close to Local Shops. Schools, and Transport Links

EPC Rating

Current: D
Potential: B

Council tax band

Band = C

**** SEMI DETACHED HOME **** FOUR BEDROOMS **** SOUGHT AFTER LOCATION **** SIDE GARAGE **** POTENTIAL TO EXTEND** (subject to planning)

AN OPPORTUNITY TO PURCHASE THIS IDEAL FAMILY HOME WHICH IS SITUATED IN A VERY POPULAR LOCATION IN YARDLEY ! PROPERTIES ON THIS ROAD DO NOT STAY ON THE MARKET FOR LONG!! This semi detached house is accessed via a DRIVEWAY providing parking and leading to a double glazed entrance porch, the accommodation comprises:- HALLWAY, LOUNGE / DINING ROOM, KITCHEN, W.C and CONSERVATORY and private mature rear garden. To the first floor, TWO DOUBLE BEDROOMS, SINGLE BEDROOM, FAMILY BATHROOM. To the second floor MASTER BEDROOM AND ENSUITE.

The property benefits from central heating and double glazing both where specified, GARAGE AND OUT BUILDING.

CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING NOW!

Energy Performance Rating D

Approach

Access is gained via pathway leading to :

Porch

Front door to:

Hallway

Stairs to the first floor, central heating radiator and doors off:

Lounge Area

11'2 x 11 (3.40m x 3.35m)

Double glazed bay window to front and central heating radiator, with arch to :

Dining Area

12'7 x 10'5 (3.84m x 3.18m)

Double glazed patio door to rear and central heating radiator.

Kitchen

12 max/ 5'3 min x 11 max / 6'10 min (3.66m max/ 1.60m min x 3.35m max / 2.08m min)

Double glazed window to rear, door to garden. Fitted with a range of wall and base units with work surface over

incorporating stainless steel sink and drainer with mixer tap over, central heating radiator and door to:

W.C

Low level w.c, wash hand basin and plumbing for washing machine.

Conservatory

12'9 x 8'2 (3.89m x 2.49m)

Double glazed double doors to side and double glazed windows to rear.

FIRST FLOOR

Landing

Double glazed window to side, stairs to second floor and doors off:

Bedroom

11'1 x 10'6 (3.38m x 3.20m)

Double glazed bay window to front and central heating radiator.

Bedroom

12'11 x 10'6 (3.94m x 3.20m)

Double glazed window to rear and central heating radiator.

Bedroom

7'5 x 6'10 (2.26m x 2.08m)

Double glazed window to front.

Bathroom

8'9 x 6'10 (2.67m x 2.08m)

Double glazed frosted window to rear, suite comprising panelled bath, shower cubicle, low level w.c, pedestal wash hand basin and central heating radiator.

SECOND FLOOR

Landing

Door to:

Master Bedroom

14 x 11'5 (4.27m x 3.48m)

Double glazed window to front and rear and central heating radiator.

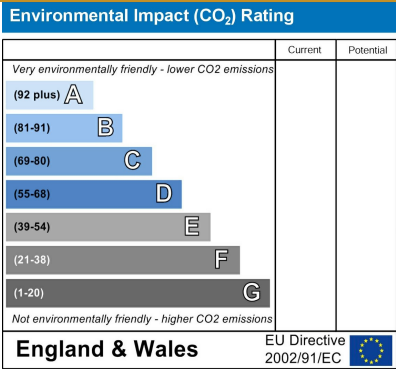
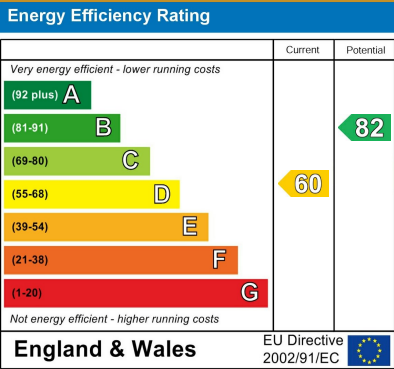
En Suite

Double glazed frosted window to rear, low level w.c, wash hand basin, shower cubicle and heated towel rail.

OUTSIDE

Rear Garden

Being mainly laid to lawn with mature trees and shrubs. Separate outbuilding constructed of brick base with glass walls and roof.





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