

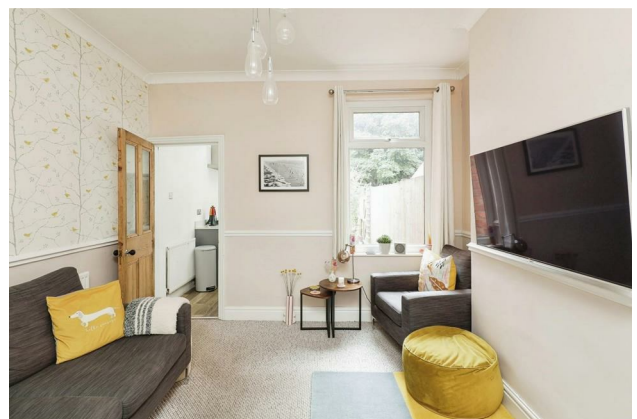
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7 Yew Tree Road, Sutton Coldfield, B73 5HN

Offers In The Region Of £284,950

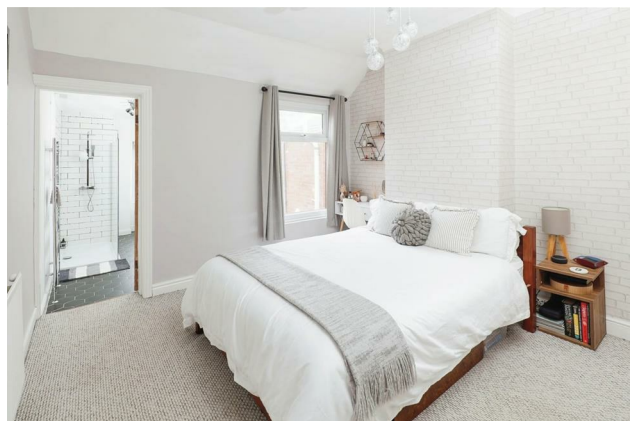
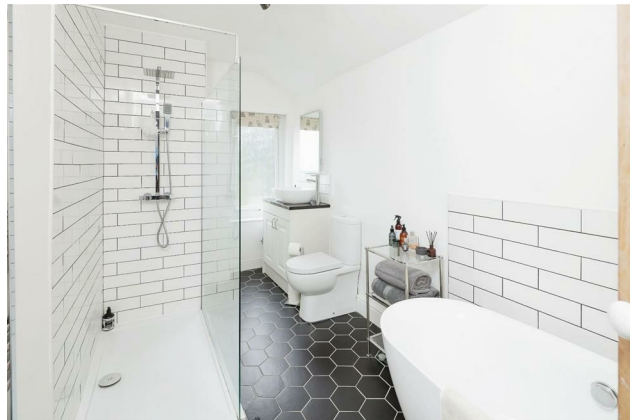
Property Images



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Property Images



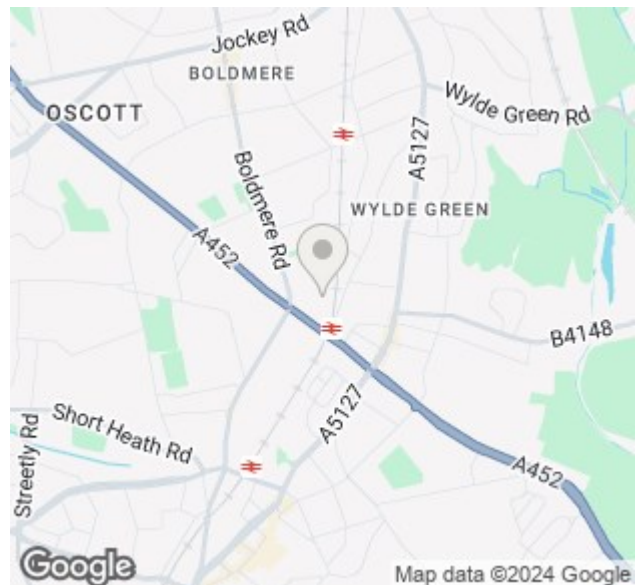
Property Images



EPC

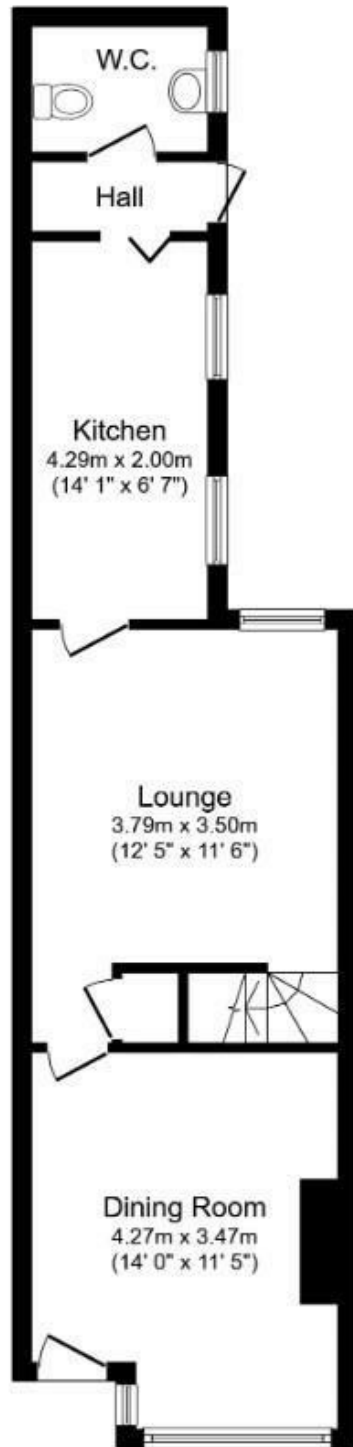
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	69
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Map



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Ground Floor

Floor area 44.2 m² (476 sq.ft.) approx



First Floor

Floor area 37.6 m² (405 sq.ft.) approx

Total floor area 81.8 m² (880 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.focalagent.com

Summary

Beautifully located in this sought after cul de sac, just off Marston Road, this considerably improved and immaculately presented traditional character property is superbly located for Boldmere village, Sutton park and Chester Road railway station.

The gas centrally heated and double glazed accommodation, which simply must be viewed to be fully appreciated, briefly comprises;

Dining room with tiled hearth and exposed timber flooring, lounge having understairs storage cupboard, fitted kitchen having a range of units, Zanussi oven, hob and quartz style work surfaces. Inner hall with matching units, utility incorporating guests cloaks with white suite.

First floor, landing having hatch to part boarded loft with light. Bedroom 1 with wardrobe and opening to luxury bathroom having a refitted white suite, roll top bath, walk-in shower and cupboard housing Baxi gas combi boiler. Bedroom 2 having exposed timber floor.

Outside, front block paved approach with tree screening, rear garden with private gated rear access, block paving, lawn, fenced surround, shrubs and rear decked area.

Features

- Stunning period terraced home
- 2 double bedrooms
- Luxury refitted bathroom/WC
- Utility and guests cloaks
- 2 reception rooms
- Pleasant cottage style garden
- Sought after cul de sac
- Council Tax Band B