

Yatesbury Avenue, Birmingham



# Yatesbury Avenue, Birmingham B35 6DG



# **Property Description**

Burchell Edwards Erdington are pleased to market this three-bedroom mid terraced property is situated in Castle Vale, offered with no upward chain, and comprises of lounge, kitchen/diner on the ground floor along with three bedrooms and the family bathroom to the first floor. Outside to the front is a lawned garden with pathway leading to the property while to the rear is an enclosed large rear garden.

### **Entrance Porch**

Door to front elevation and carpet.

#### **Entrance Hallway**

Central heating radiator and carpet.

#### Lounge

13' 8" x 12' 1" ( 4.17m x 3.68m ) Double glazed bay window to front elevation, central heating radiator and carpet.

# **Kitchen/Diner**

#### 18' 11" x 9' 2" ( 5.77m x 2.79m )

Two double glazed windows and French doors to rear elevation, a range of wall and base units with work surafce over incorporating a sink with drainer unit, integrated cooker and hob, under stairs storage cupboard, gas and electric meters.





# Landing

Two airing cupboards and central heating boiler.

### **Bedroom One**

12' 3" x 11' 5" ( 3.73m x 3.48m ) Double glazed window to front elevation, central heating radiator and carpet.

### Bedroom Two

11' 1" x 9' 3" ( 3.38m x 2.82m ) Double glazed window to rear elevation, central heating radiator, carpet and storage cupboard.

# **Bedroom Three**

9' 5" x 7' 10" ( 2.87m x 2.39m ) Double glazed window to front elevation, central heating radiator and carpet.

#### Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with electric shower over, extractor, tiling to walls and laminate flooring.

# **Rear Garden**

Patio area, laid to lawn, access to garage, rear access and fencing to all boundaries.

#### Garage

16' 2" x 8' 3" ( 4.93m x 2.51m ) Up and over door and concrete flooring.











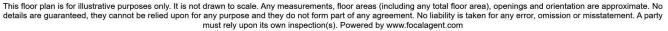






Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes





To view this property please contact Burchell Edwards on

#### T 0121 373 6320 E erdington@burchelledwards.co.uk

Unit 3 Queens Court, Gravelly Hill Erdington BIRMINGHAM B23 6BJ

EPC Rating: C

Tenure: Freehold





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any applanatus, equipment, fixtures, fittings or services and it is in the buyers interest.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

See all our properties at www.burchelledwards.co.uk| www.rightmove.co.uk | www.zoopla.co.uk