



Yatesbury Avenue, Birmingham

Yatesbury Avenue, Birmingham, B35 6PU

for sale offers in excess of
£120,000



Property Description

Offered with no upward chain, this beautifully presented two-bedroom starter home is ideal for first-time buyers seeking style, space, and convenience. With a wealth of nearby amenities including schools, shops, and excellent road links, early viewing is strongly advised. The accommodation comprises an entrance hallway with a modern bath/shower room, two generous bedrooms-one with walk-in wardrobes-and a utility space cleverly housed under the stairs with plumbing for laundry appliances. Upstairs, the property opens out into a striking open-plan living and dining area, finished to a contemporary standard, with a beautifully fitted kitchen completing the space.

Entrance Hall

Accessed via a side-facing double glazed window, the hallway includes stairs rising to the first floor and a useful storage cupboard housing plumbing for a washing machine. Doors lead off to both bedrooms and the bathroom.

Bedroom One

7' 5" x 7' 9" (2.26m x 2.36m)

A well-proportioned room with a side-facing double glazed window, ceiling light point, radiator, and integrated storage space.

Bedroom Two

9' 3" x 7' 9" (2.82m x 2.36m)

A generous second bedroom with a front-facing double glazed window, ceiling light point, and radiator.

Bathroom

Stylishly fitted with an enclosed shower cubicle, pedestal wash hand basin with mixer tap, low level WC, radiator, ceiling light point, and an obscure double glazed window to the front elevation.

Stairs To First Floor

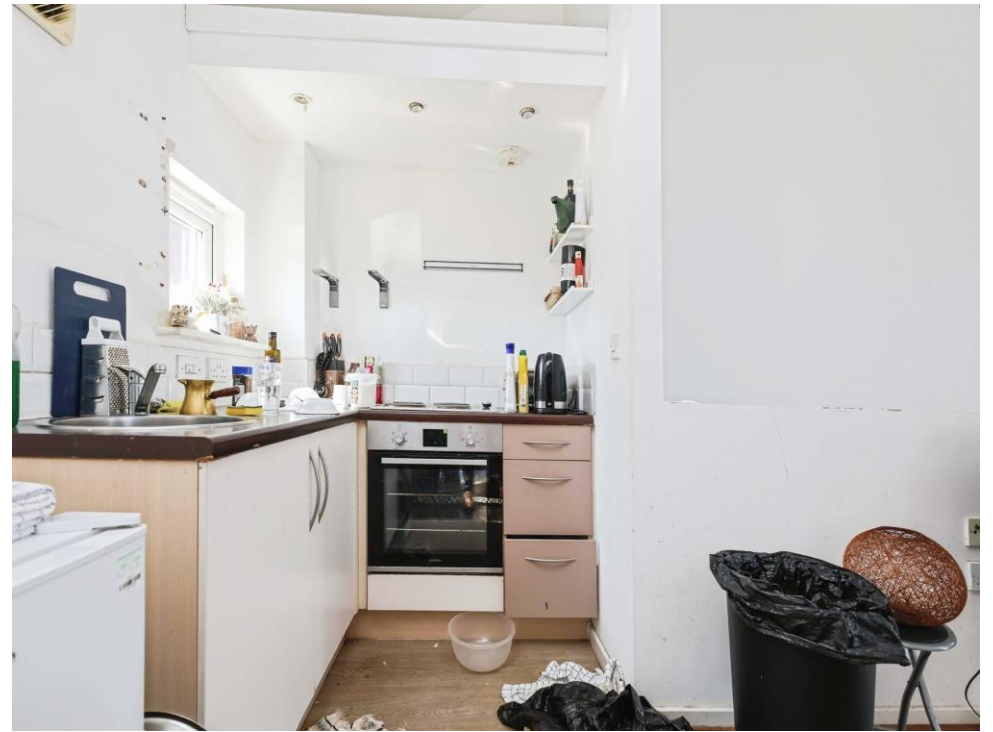
STAIRS TO FIRST FLOOR

Open Plan Living Room/Kitchen

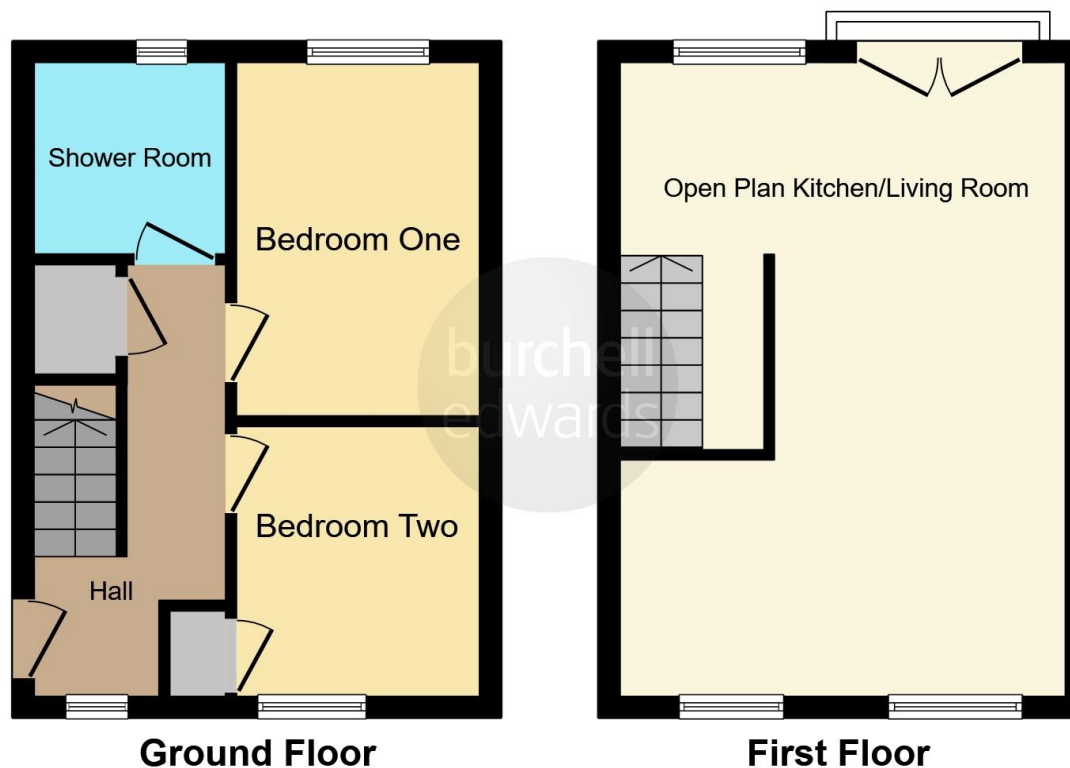
14' 2" x 19' 3" (4.32m x 5.87m)

A bright and spacious open-plan living area with rear-facing double glazed windows and front-facing French doors with Juliet balcony. Two ceiling light points and two radiators provide comfort and ambiance. The kitchen is fitted with a range of wall and base units, stainless steel sink with mixer tap, integrated oven and hob, space for a fridge/freezer, and overhead shelf with integrated spot lighting.









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

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Unit 3 Queens Court, Gravelly Hill Erdington
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EPC Rating: C Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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Property Ref: ERD206966 - 0003