



Connells

Yerbury Grove  
Birmingham



# Yerbury Grove Birmingham B23 7TR

for sale offers over  
**£200,000**



## Property Description

A well presented three bedroom mid-terraced family home, located in a quiet cul-de-sac location close to main transport links and amenities. The property benefits from having off-road parking to the front and a good size rear garden. The accommodation comprises an entrance hallway, giving access into a family lounge with walk-in bay window. There is a modern re-fitted kitchen with some built-in appliances with door and views into the rear garden and there is a ground floor shower room. On the first floor landing there are three good sized bedrooms. The property benefits from having central heating and double glazing, located in quiet cul-de-sac location.

## Entrance Hallway

Having double glazed door to the front giving access into the entrance hall, radiator to wall, stairs to first floor landing, door gives access into the family lounge.

## Family Lounge

17' 4" Maximum to include the bay x 11' 11"  
Maximum to include the recess ( 5.28m  
Maximum to include the bay x 3.63m  
Maximum to include the recess )

Having double glazed walk-in bay window to the front, radiator to wall, telephone point, TV aerial point, feature wooden fire surround, door to under stairs cupboard presently used as a pantry and having a light facility, cupboard to wall housing the electricity meter and separate cupboard to wall housing the gas meter, door gives access into the fitted kitchen.

## Kitchen

9' 9" x 9' 6" ( 2.97m x 2.90m )

Briefly comprising a modern refitted kitchen, having fitted base units with roll edge work surfaces over and fitted matching wall units, two double glazed windows to the rear overlooking the rear and double glazed door giving access into the rear garden. Stainless steel sink and drainer unit with mixer tap over, cupboards under, integrated electric oven, integrated gas hob with built-in cooker hood and extractor fan. Space for a fridge/freezer, space and plumbing for a washing machine, laminate flooring, coving to ceiling and door gives access into the ground floor shower room.

## Ground Floor Shower Room

Having walk-in shower with electric shower over, low level flush WC, vanity wash hand basin with built-in storage cupboard under, frosted double glazed window to the rear, wall mounted heated towel rail radiator, part tiling to walls and lino flooring, door to airing cupboard housing the immersion heater and providing storage.

## First Floor Landing

Having doors off to the three bedrooms.

## Bedroom One

13' 11" Plus the recess x 14' 5" To include the bay ( 4.24m Plus the recess x 4.39m To include the bay )

Having double glazed walk-in bay window to the front, radiator to wall and recess area with a built-in storage cupboard.

## Bedroom Two

12' 11" x 9' 3" Maximum ( 3.94m x 2.82m Maximum )

Having double glazed window to the rear, radiator to wall.

## Bedroom Three

9' 5" x 7' 6" ( 2.87m x 2.29m )

Having double glazed window to the rear, radiator to wall.

## Outside

### Front

Having driveway providing off-road parking and gated access to the rear of the property.

### Rear Garden

Having patio area, garden laid to lawn, fencing to perimeter. To the rear of the garden there is a low level fence with gated access into a further garden which could be used as a vegetable patch but needs some cutting back.



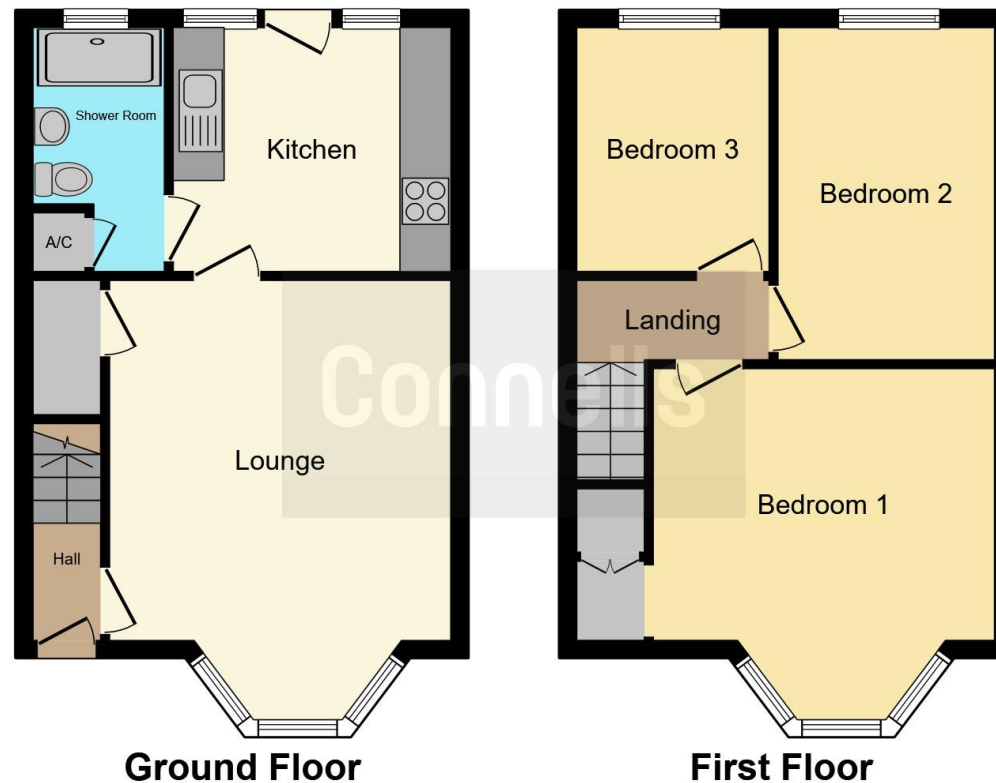












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 SUTTON COLDFIELD B72 1XA

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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