



Yewtree Road, Streetly
Sutton Coldfield, B74 3SJ

£350,000

Situated on the ever popular Yewtree Road in Streetly, this beautifully presented three bedroom semi detached family home enjoys a superb location within close proximity to reputable local schooling, excellent public transport links and a range of everyday amenities. The property is also ideally placed for Blackwood Park and is offered for sale with the added benefit of no onward chain.

The property is approached via a front driveway providing off-road parking, with steps leading down to the entrance porch.

Internally, the home offers a warm and welcoming entrance hallway leading to well-proportioned living accommodation. To the rear is a spacious lounge featuring a bay window overlooking the beautifully landscaped rear garden, while to the front is a separate dining room with a feature bay window. The two reception rooms are connected via double opening doors, creating a flexible and sociable living space ideal for modern family life. The ground floor further benefits from an extended fitted kitchen offering ample storage and workspace, along with the convenience of a ground floor WC.

To the first floor, the landing provides access to all three bedrooms. Two of the bedrooms are generous doubles, with the principal bedroom benefiting from fitted wardrobes, while the second bedroom also includes a freestanding wardrobe which will remain. The third bedroom is a well-proportioned single room. Completing the internal accommodation is a modern four-piece family bathroom, finished to a high standard.

Externally, the rear garden is a true highlight, beautifully landscaped and thoughtfully designed, featuring a patio seating area, a lawned garden and fenced boundaries with mature borders, offering both privacy and an attractive outdoor space.

Internal viewing is highly recommended to fully appreciate the quality, space and location this wonderful family home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Porch

10' 11" (max) x 1' 11" (3.32m x 0.58m)

Entrance Hall

15' 5" x 7' 7" (4.70m x 2.31m)

Lounge

14' 8" (into bay) x 11' 5" (4.47m x 3.48m)

Dining Room

14' 7" (into bay) x 11' 5" (4.44m x 3.48m)

Kitchen

16' 1" x 10' 3" (max) (4.90m x 3.12m)

Ground Floor WC

4' 6" x 2' 9" (1.37m x 0.84m)

Garage

15' 8" x 8' 0" (4.77m x 2.44m)

First Floor Landing

Bedroom One

11' 11" x 11' 5" (into wardrobe) (3.63m x 3.48m)

Bedroom Two

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom Three

8' 5" x 7' 8" (2.56m x 2.34m)

Family Bathroom

8' 5" x 7' 8" (2.56m x 2.34m)







Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

Energy Performance Rating

NEW INSTRUCTION
AWAITING ENERGY
PERFORMANCE
CERTIFICATE

Map Location









Agent's Note:

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