



Yewtree Road, Streetly
Sutton Coldfield, B74 3SJ

Offers Over £315,000

Welcome to Yewtree Road – a highly sought-after location in the heart of Streetly, offering convenient access to popular local schools (please verify catchment areas), excellent amenities, and transport links.

Set back from the road, this attractive property features a spacious driveway providing ample off-road parking for multiple vehicles. Upon entering, you're welcomed by an inviting reception hallway that leads into an impressive dual-aspect lounge/diner.

This beautifully presented space boasts a bay window to the front and French doors opening onto the rear patio, creating a seamless flow for indoor-outdoor living.

The hallway also leads to a well-appointed kitchen, which opens into a light-filled breakfast room.

This, in turn, provides access to a versatile second reception room – ideal as a playroom, home office, or snug to suit your family's lifestyle.

Upstairs, you'll find three generously sized bedrooms and a family bathroom, complete with a low flush WC, corner bath, and a stylish circular glass-effect hand basin. From the landing, a pull-down ladder provides access to the loft, which is boarded for convenient additional storage.

To the rear, the property enjoys a fantastic patio area, perfect for entertaining, with steps leading down to a well-maintained lawn and enclosed boundaries for privacy and security. Internal viewing is considered essential to appreciate the size and standard of accommodation on offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

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



Entrance Hallway

Through Lounge Diner

28' 7" max into bay x 11' 4" max (8.71m x 3.45m)

Kitchen

7' 6" x 8' 4" (2.28m x 2.54m)

Breakfast Room

11' 5" x 8' 1" (3.48m x 2.46m)

Versatile Family Room

15' 7" x 7' 7" (4.75m x 2.31m)

First Floor Landing

Bedroom 1

12' 11" max x 12' 0" max (3.93m x 3.65m)

Bedroom 2

12' 5" max x 9' 7" to wardrobes (3.78m x 2.92m)

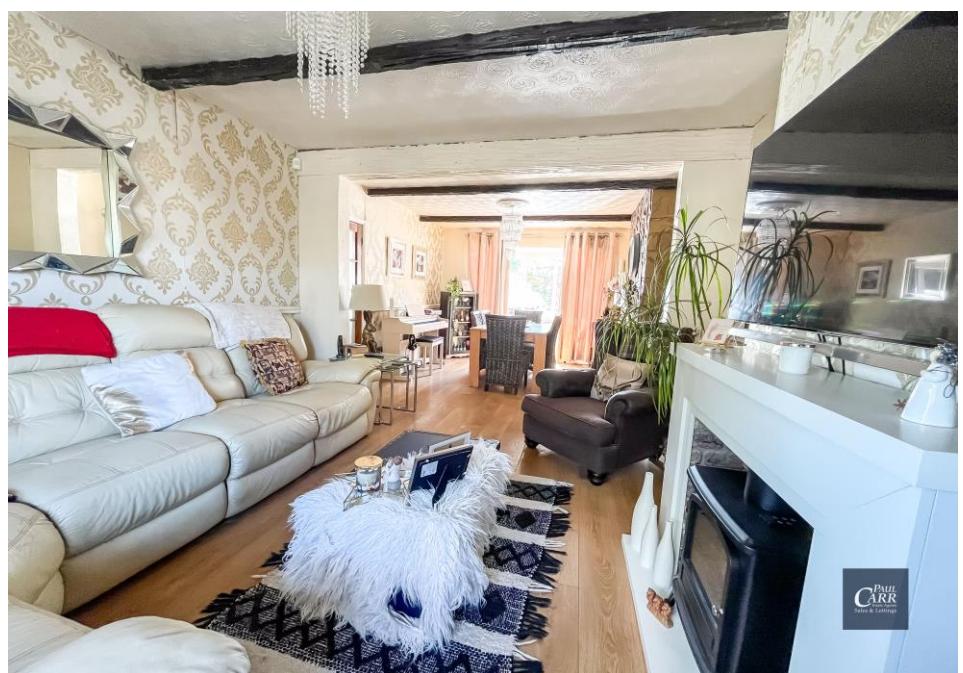
Bedroom 3

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

Family Bathroom

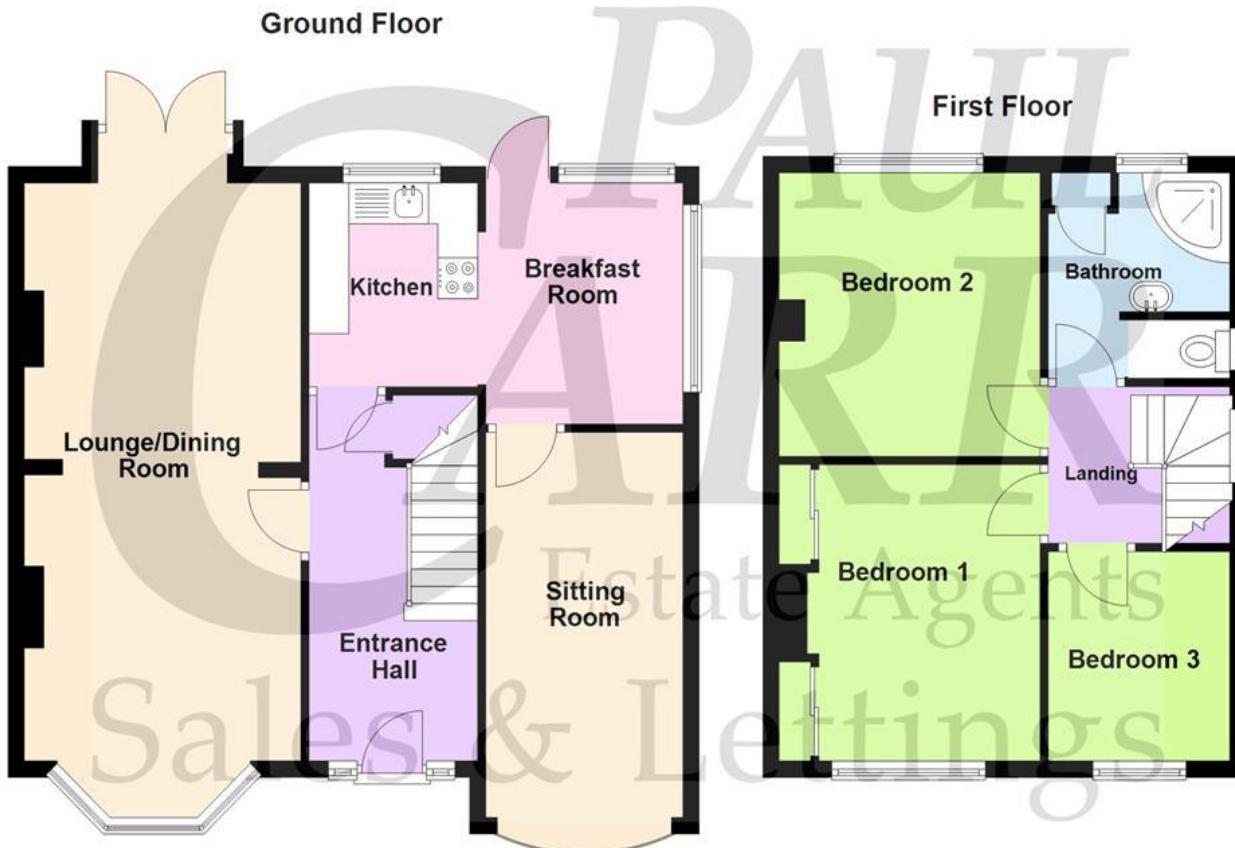
9' 2" x 7' 7" (2.79m x 2.31m)



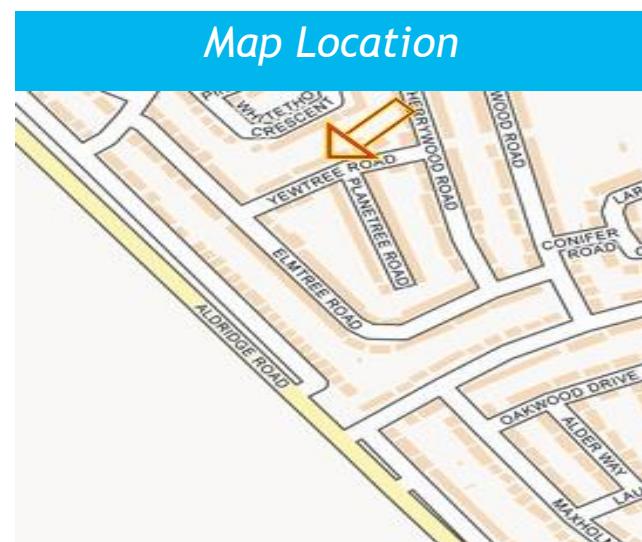
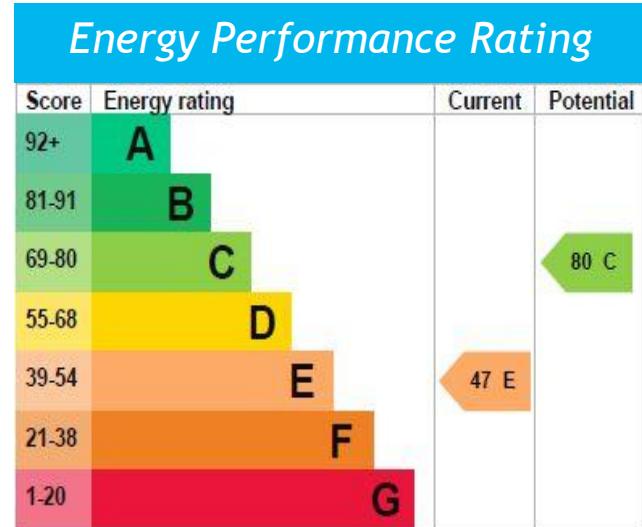


Floor Plan

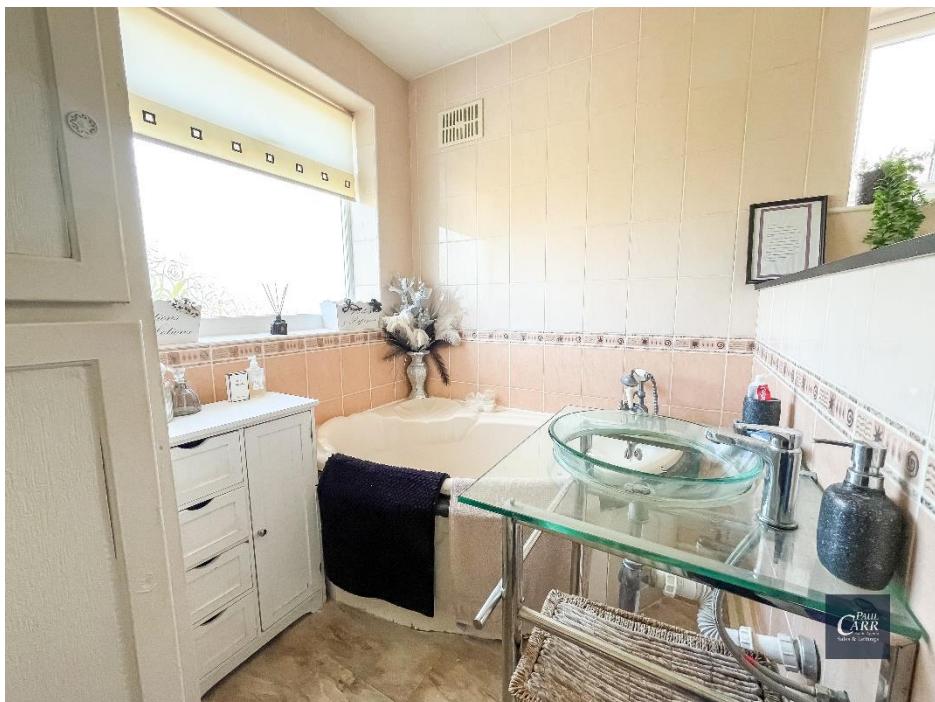
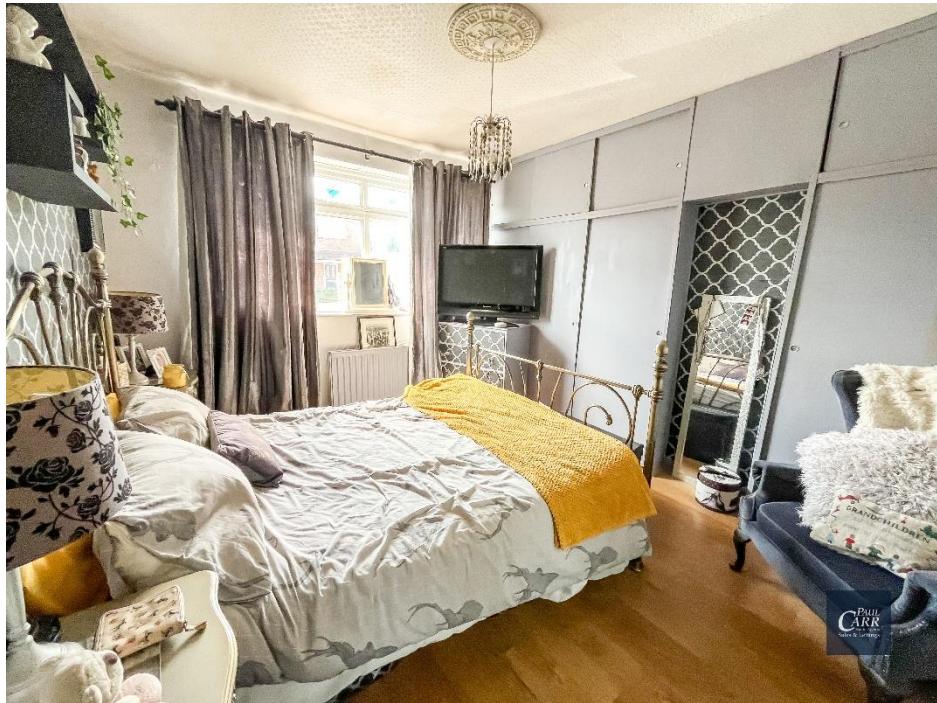
This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.









Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: