

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- EXTENDED SEMI DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- MODERN FITTED KITCHEN / DINER
- SEPARATE UTILITY ROOM
- DOWNSTAIRS GUEST W.C.
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT & SIDE GARAGE
- LOW MAINTENANCE REAR GARDEN
- EXTREMELY SOUGHT AFTER LOCATION



**YATELEY CRESCENT, GREAT BARR, B42 1JG - OFFERS IN THE REGION OF
£400,000**

Discover this extended, spacious, and high-specified four-bedroom semi-detached family home, perfectly positioned on the ever-popular Yateley Crescent in the heart of Great Barr. Ideally located for access to local shops, public transport links, and excellent schooling, the property offers an exceptional standard throughout—ideal for first-time buyers and growing families alike. To the front, the home features a generous driveway providing ample off-road parking, along with access to a side garage. Entry is via an enclosed porch, leading through to a light and airy hallway that sets the tone for the space and quality found throughout. The ground floor boasts two spacious reception rooms, offering flexible living and entertaining options along with a modern open-plan kitchen and diner, complemented by a separate utility room and a convenient guest downstairs WC. To the first floor, you will find two well-proportioned double bedrooms, alongside a single bedroom—ideal for children, guests, or home office use—served by a contemporary family bathroom. The second floor hosts the impressive master bedroom, providing privacy and generous space, totalling three double bedrooms and one single bedroom across the property. Externally, the home offers a low-maintenance rear garden featuring a patio and stone area, perfect for outdoor dining and relaxation. Immaculately presented and thoughtfully extended, this fantastic property offers superb living space and modern comforts throughout—an excellent opportunity not to be missed. **HURRY BEFORE YOU'RE TOO LATE!**

ENCLOSED PORCH: With double glazed windows to front and side, double opening double glazed doors leading to a double glazed reception door with leaded light stained glass window to side.

HALLWAY: Picture rail, newel and balustrade staircase to first floor, radiator, half door into under stairs storage and further doors into lounge and;

DINING ROOM: 16'5"max into bay 13'0"min x 12'0"max 10'8"min to chimney breast: A very generous dining room with double glazed leaded light bay window to front, coving to ceiling, picture rail and fitted electric fire, stylish timber effect floor, radiator and wall light point.

LOUNGE: 16'1"max into bay 13'0"min x 11'11"max 11'0"min to chimney breast: Picture rail, fitted living flame effect gas fire with back and hearth and traditional fire surround, radiator, double glazed patio door to rear garden.

KITCHEN: 13'3"max 8'3"min x 8'2": A beautifully fitted modern styled kitchen with a range of drawer, base and eye level soft close units, integrated fridge, four ring gas hob with electric oven under and grill over, stainless steel one and a half bowl sink and drainer, contrasting work surfaces and complementary tiling to splash backs, radiator and breakfast area, spotlights to ceiling and under galley, double glazed window to rear and double glazed door into;

SIDE VERANDAH/UTILITY: Wall mounted gas central heating boiler, space and plumbing for washing machine, door to rear garden, door to garage and door into;

GUEST CLOAKROOM: Opaque window to rear, close couple WC, wash hand basin and tiling to floor.

GARAGE: 16'2" x 7'6": Double opening doors to front, light and power. (Please check the suitability of the garage for you own vehicle).

FIRST FLOOR LANDING: Radiator, double glazed opaque window, newel and balustrade staircase up to loft room, and doors into;

BEDROOM ONE: 16'3"max into bay 13'1"min x 12'0"max 11'0"min to chimney breast: Double glazed bay window to rear, picture rail, radiator, original styled fire surround.

BEDROOM TWO: 16'5"max into bay 13'2"min x 12'0" t: Double glazed leaded light bay window to front, picture rail and radiator.

BEDROOM THREE: 8'3" x 5'11": Window to front, radiator, picture rail.

BATHROOM: 8'5" x 8'5": A lovely large and luxurious bathroom having a white suite comprising panelled bath, close couple WC, wash hand basin set into a vanity unit, self contained shower cubicle with fitted shower, radiator and chrome ladder effect radiator/towel rail, elegant tiling to part walls and shower, tiling to floor, double glazed opaque window to rear and spot lights to ceiling.

BEDROOM FOUR: 16'0"max x 15'0max 12'4"min: A superb loft conversion with double glazed velux window to rear and fore, radiator and two doors into storage cupboards.

REAR GARDEN: Paved patio leading to a stone chipped area with planted borders and feature central area and further paved area to the rear.

TENURE: We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

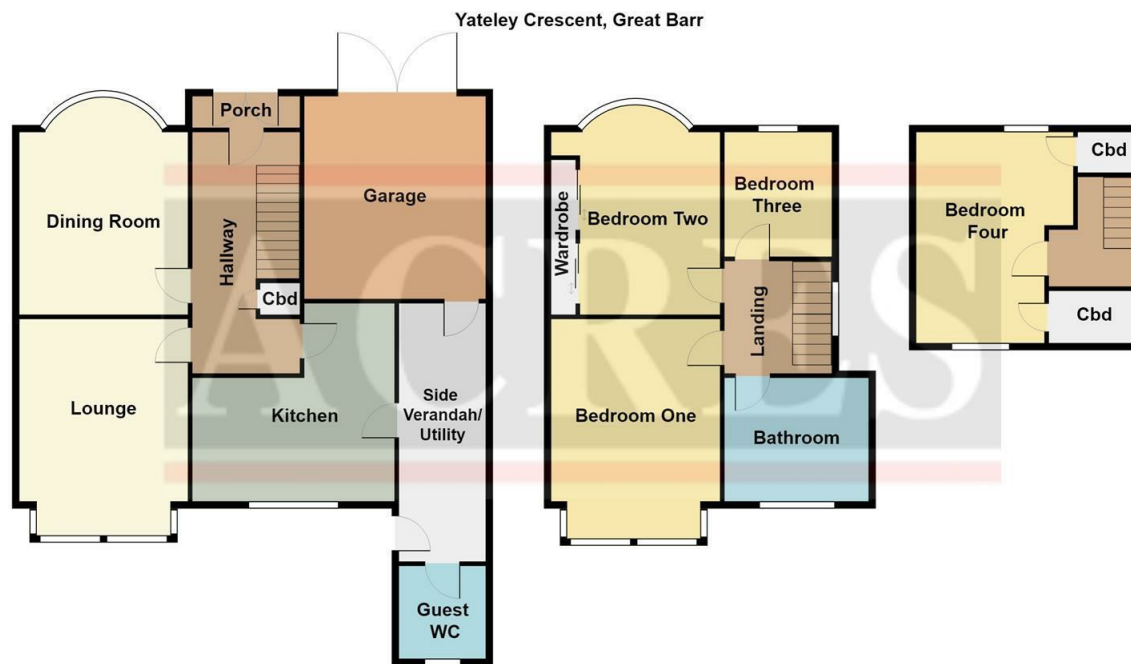


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C **COUNCIL :** Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES THE APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.