

apple property solutions

Yateley Crescent

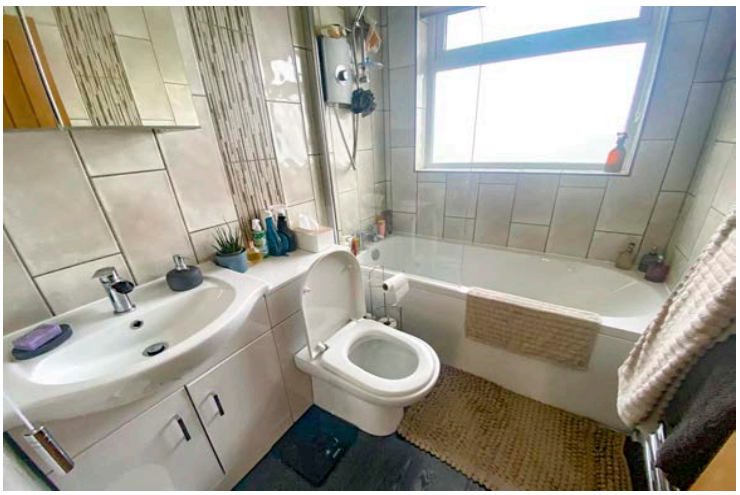
Great Barr, Birmingham, B42 1JH

- Semi-Detached
- Block Paved Drive
- Double Glazed Porch
- Through Lounge/Dining
- Modern Fitted Kitchen
- Side Lean
- Three Bedrooms
- Modern Family Bathroom
- Loft Room
- Rear Garden & Rear Garage

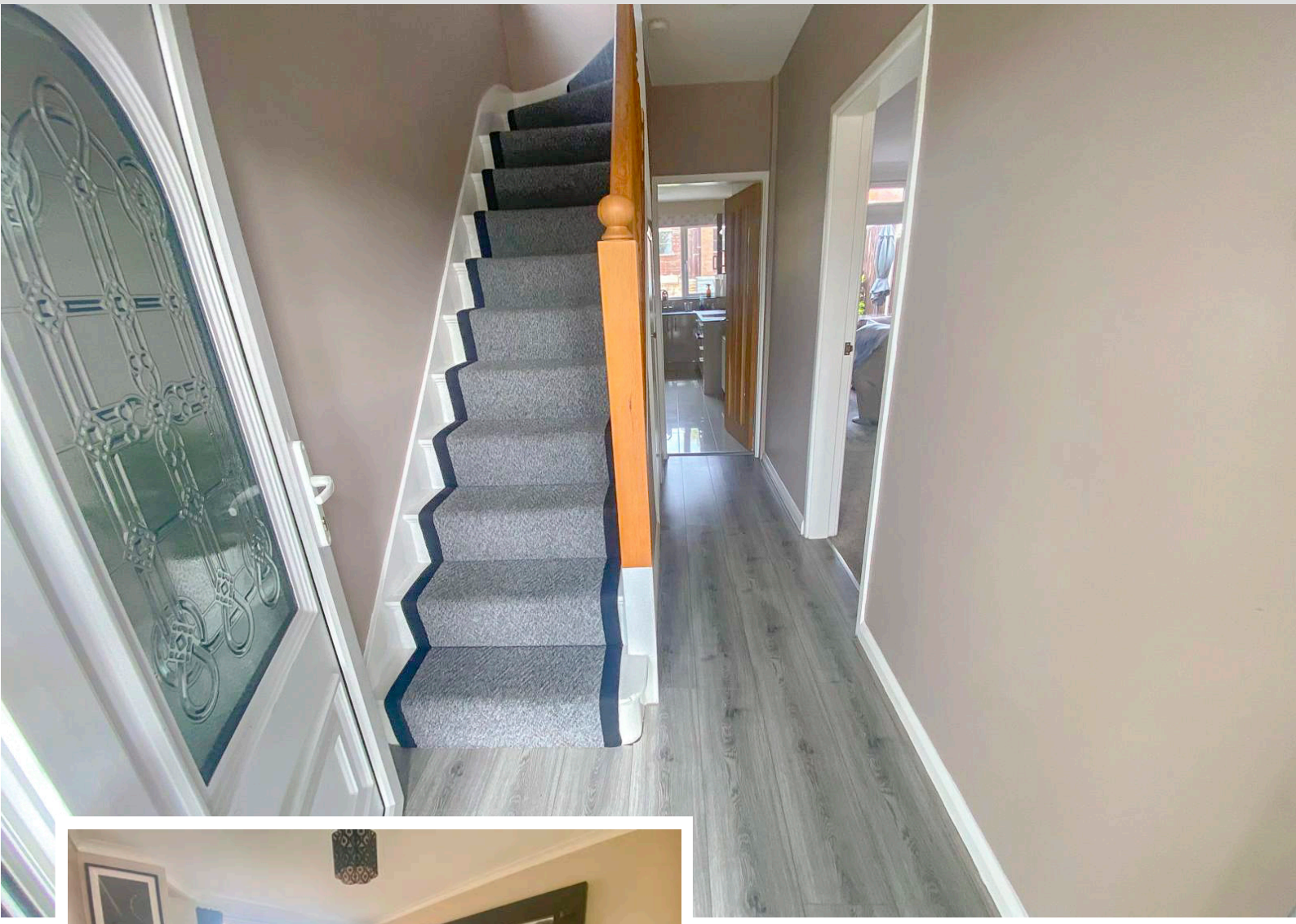
Offers In The Region Of £249,950

EPC Rating 'D - 61'





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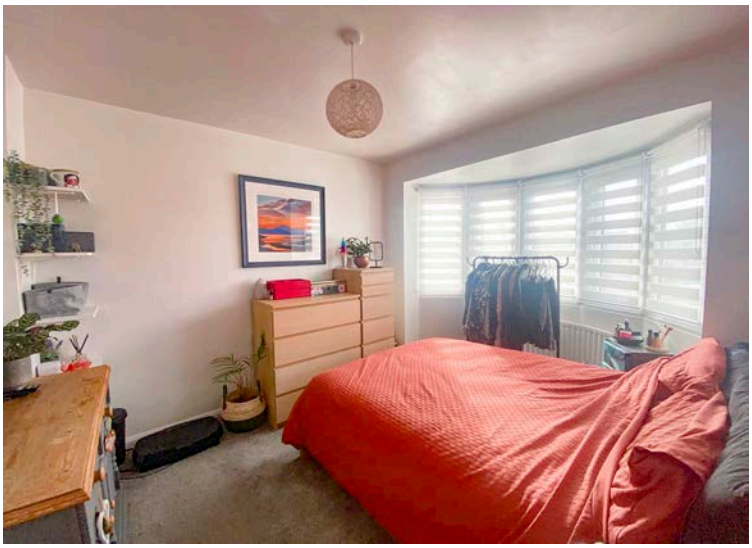


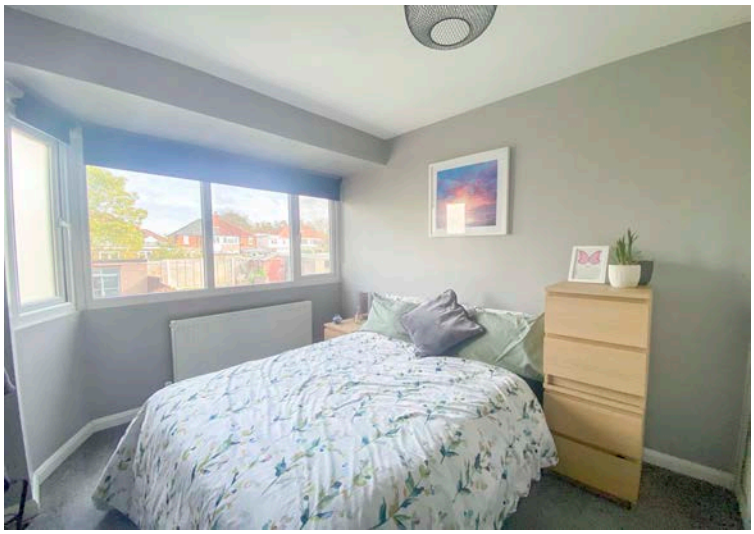
Property Description

Apple Property Solutions are pleased to offer for sale this three-bedroom semi-detached home, situated on Yateley Crescent in Great Barr. Combining a generous through lounge/dining room with a modern fitted breakfast kitchen and a modern bathroom, the property offers a practical layout with a range of useful additional spaces. The accommodation comprises an enclosed double-glazed porch, reception hall, through lounge/dining room with a bay window and sliding patio doors to the rear garden, fitted breakfast kitchen and side lean-to. Upstairs are three bedrooms and the family bathroom, complemented by a separate loft room with restricted head height and built-in storage.









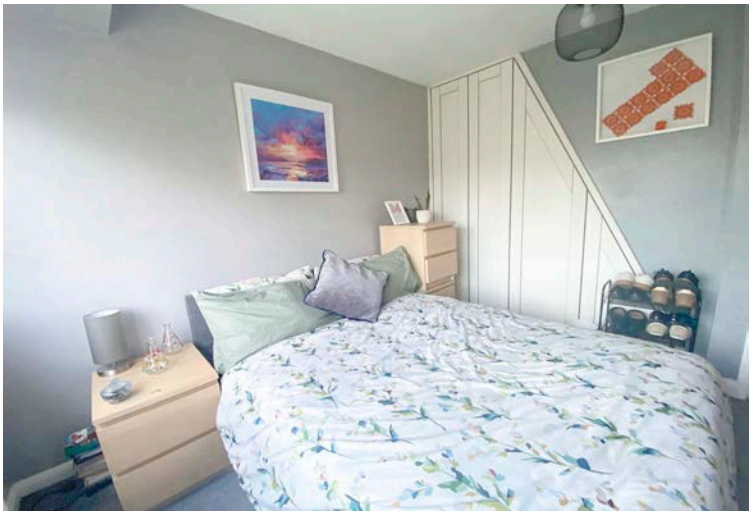
Externally, the property benefits from a block-paved driveway and an established rear garden incorporating a patio, decking, lawn, adjoining garage and outbuilding. The location provides access to everyday shopping along Walsall Road, including the Co-op, while Tower Hill Library and Kingsdown Park offer further neighbourhood amenities. Nearby schooling includes St Mark's Catholic Primary School, Dorrington Academy and Calshot Primary School, with Arena Academy providing a local secondary option, subject to admissions criteria and availability.

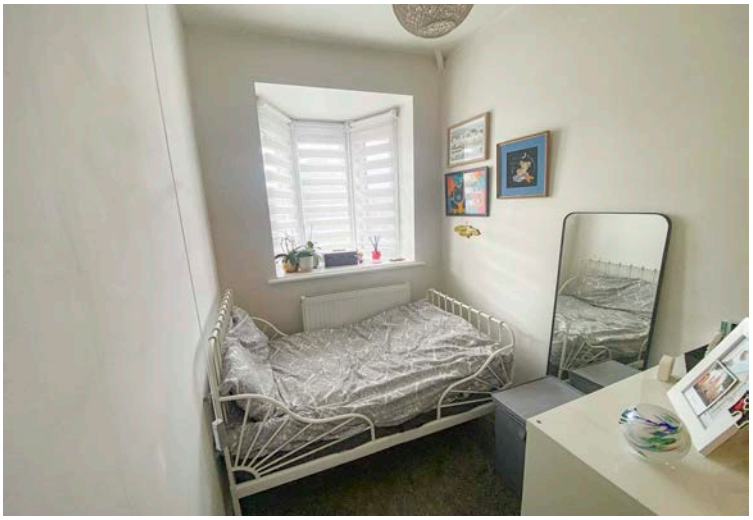
For commuters, nearby Hamstead railway station offers services to Birmingham New Street, while bus connections through Hamstead link the area with Birmingham city centre and surrounding districts. This combination of local amenities, schooling and public transport makes the property well placed for day-to-day convenience.

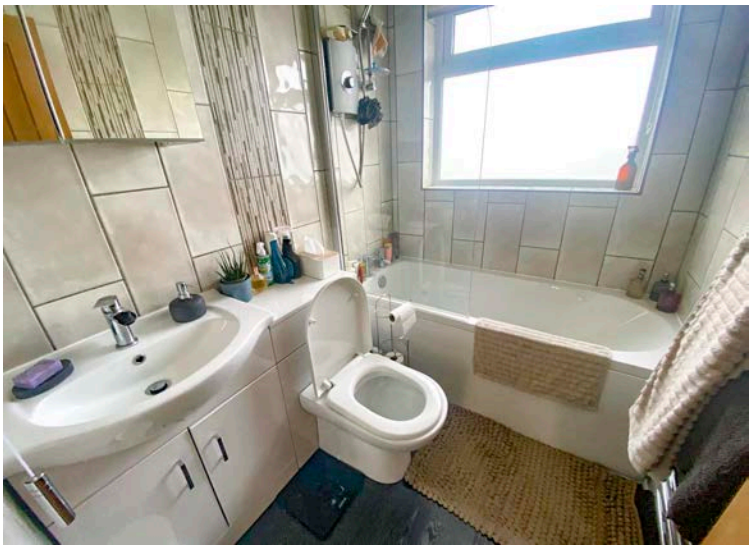
Approach:
Block Paved Driveway for Two Cars, Boundary Wall and Steps Leading to.

Double Glazed Porch:
Double Glazed Porch Door, Double Glazed Panels to Front and Side, Cupboards Housing Gas and Electric Meters, Ceramic Floor Tiles and UPVC Double Glazed Front Door with Leaded Inserts.

Reception Hall:
Two Ceiling Downlights, Stairs to First Floor, 'Grey' Oak Effect Flooring, Doors to Through Lounge/Dining and Kitchen.









Through Lounge/Dining
25'7" (max) x 9'7" (max):
Two Ceiling Light Points, Double-Glazed Five-Sided Bay Window to Front, Two Panel Radiators, Power Points, TV Ariel Point and Double-Glazed Sliding Patio Door to Rear.

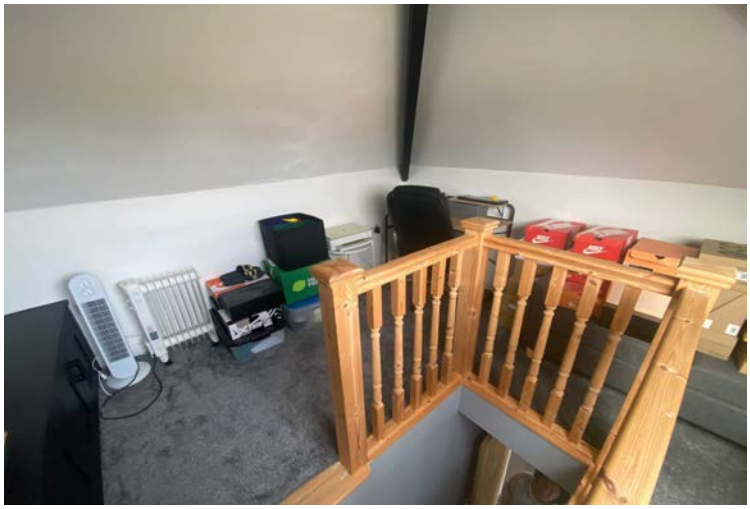
Modern Fitted Breakfast Kitchen
14'9" (max) x (6'9" max/5'2" min):
Three Ceiling Downlights, Double Glazed Window to Rear, A Fitted Range of Wall and Base Units, Roll Top Work Surfaces, Composite 'Stainless Steel' Single Sink and Drainer Unit, 'Brick' Effect Tiled Splashbacks, Cooking Extractor, Built in Oven/Grill, Electric Four Ring Ceramic Hob, Plumbing for Washing Machine, Built in Dishwasher, Panel Radiator and Power Points.

Side Lean
17'9" (max) x (3'7" max/3'3" min):
Ceiling Light Strip, Power Points, UPVC Double Glazed Door to Front and UPVC Double Glazed Door to Rear.

Reception Landing:
Ceiling Light Point, Loft Access, Double Glazed Pattern Obscured Window to Side, Doors to Bedrooms and Bathroom.

Bedroom One 12'7" (max) x 9'6" (max):
Ceiling Light Point, Double-Glazed Five-Sided Bay Window to Front, Panel Radiator and Power Points.

Bedroom Two 10'12" (max) x 9'5" (max):
Ceiling Light Point, Double-Glazed Two-Sided Bay Window to Rear, 'Bespoke' Built in Wardrobes, Panel Radiator and Power Points.









Bedroom Three 6'6" (max) x 5'3" (max):
Ceiling Light Point, Double-Glazed Three-Sided Bay Window to Front, Panel Radiator and Power Points.

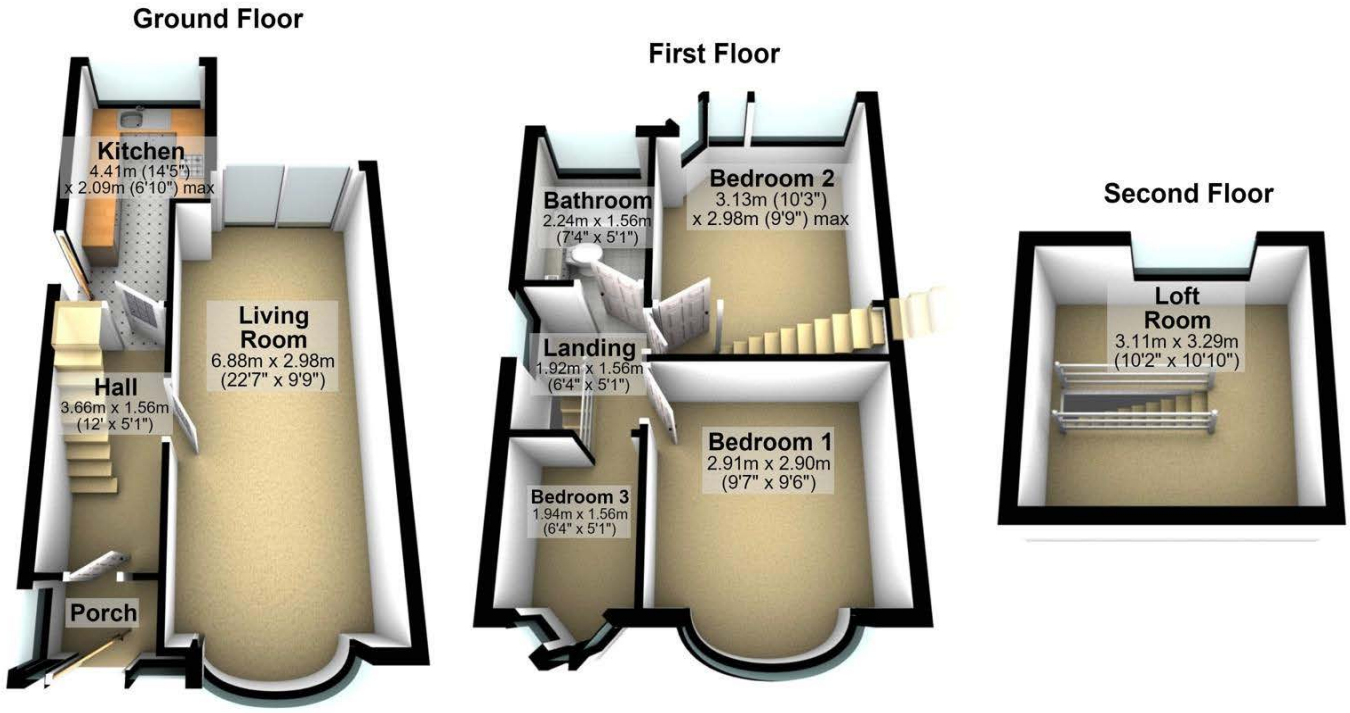
Room In Loft 10'4" (restricted height) x 10'3" (restricted height):
Ceiling Light Point, Skylight Window, Bespoke Storage Cupboards, Power Points.

Modern Family Bathroom 6'5" (max) x 5'11" (max):
Ceiling Light Point, Double Glazed Pattern Obscured Window to Rear, Fully Tiled Walls, Bathroom Suite Comprising of Panelled Bath with Electric Shower and Shower Screen, Vanity Wash Hand Basin, Low Level Close Coupled W/C, 'Chrome' Towel Rail and Tiled Flooring.

Rear Garden:
Fenced Perimeter, Slabbed Patio, Decking, Borders of Flowers, Plants, Shrubs, Hedges, Boundary Wall, Laid Lawn and Slabbed Path Leading to.

Rear Single Garage 8'11" (max) x 5'5" (max):
Ceiling Light Strip, Brick Built Construction, Up and Over Door, Separate Tradesman's Door and Additional Adjoining Shed (9' max x 8'5" max).





Total area: approx. 78.1 sq. metres (841.1 sq. feet)

This floorpan is for illustrative puproses only and is not drawn to scale. Measurements, floors-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements