

# ENGLANDS



28 Yew Croft Avenue  
Harborne, Birmingham, B17 9TR

£424,950





## PROPERTY DESCRIPTION

A traditional style semi detached residence in a delightful and very popular cul-de-sac location. Central heating and double glazing as specified, porch, hall with cloaks/storage, two good reception rooms, fitted kitchen, utility room, WC, three bedrooms, bathroom, separate WC, side garage and garden.

Yew Croft Avenue is a delightful and very popular cul-de-sac location just off Fellows Lane in turn leading between Court Oak Road and War Lane. It is readily accessible to the Queen Elizabeth Medical Centre, the University of Birmingham and Harborne Leisure Centre as well as good local primary schools, the delightful grounds of Queens Park, excellent amenities around Harborne High Street and regular transport services to comprehensive City Centre leisure, entertainment and shopping facilities.

The property itself enjoys a good and slightly elevated front aspect and it is set back from the road by a driveway.



Tel: 01214271974



## ON GROUND FLOOR

### ENCLOSED PORCH

Having entrance door and part glazed inner door into:

### RECEPTION HALL

Having wooden flooring, two ceiling light points, radiator, meter cupboard, stairs rising to first floor accommodation and understairs storage cupboard with ceiling light point and shelving.

### LOUNGE FRONT

4.48m max x 3.75m max (14'8" max x 12'3" max)  
Having ceiling light point, UPVC double glazed bay window, radiator, coving to ceiling and fireplace with timber surround and marble style inset and hearth.  
Doors leading to:

### DINING ROOM REAR

4.91m max x 3.19m max (16'1" max x 10'5" max)  
Having wooden flooring, ceiling light point, radiator and UPVC double glazed patio doors with side windows.

### KITCHEN

2.78m max x 2.53m max (9'1" max x 8'3" max)  
Having ceiling light point, tiled flooring, UPVC double glazed window, range of wall and base units with worktop over, one and a half bowl sink drainer with mixer tap over, double electric oven with induction hob and extractor fan over, radiator, partial tiling to walls and plumbing for washing machine and dishwasher.  
Opening into:

### UTILITY

4.01m max x 2.81m max (13'1" max x 9'2" max)  
Having three ceiling light points, radiator, tiled flooring, a range of wall and base unit with worktop over, UPVC double glazed window, door leading to garage and further door leading to:

### REAR LOBBY

Having tiled flooring, ceiling light point, UPVC double glazed window and door leading to garden.

### GROUND FLOOR WC

Having tiled flooring, ceiling light point, UPVC double glazed window with obscured glass, low flush WC and hand wash basin with tiled splashback.

## ON FIRST FLOOR

### LANDING AREA

Having UPVC double glazed obscured window, ceiling light point and loft hatch.

### BEDROOM ONE FRONT

4.51m max x 3.34m max (14'9" max x 10'11" max)  
Having two ceiling light points, UPVC double glazed bay window, radiator and two built-in wardrobes.

### BEDROOM TWO REAR

3.96m max x 3.18m max (12'11" max x 10'5" max)  
Having two ceiling light points, radiator, UPVC double glazed window and coving to ceiling.

### BEDROOM THREE REAR

2.55m mx x 2.80m max (8'4" mx x 9'2" max)  
Having ceiling light point, UPVC double glazed window, radiator and cover to ceiling.

### BATHROOM

Having tiled flooring, UPVC double glazed obscured window, pedestal hand wash basin, tiling to walls, towel rail, recessed ceiling spotlights, bath tub with mixer tap over and wall mounted electric shower.

### SEPARATE WC

Having ceiling light point, UPVC double glazed obscured window, tiled effect vinyl flooring and low flush WC

### OUTSIDE

#### GARAGE

Having two ceiling light points, Glow-worm combi gas boiler and roller shutter up and over door.

#### GARDEN

Having paved patio area and steps leading to lawn and paved pathway. Fence panels to two sides and hedge border.

### ADDITIONAL INFORMATION

Council Tax Band: D

Tenure: Freehold



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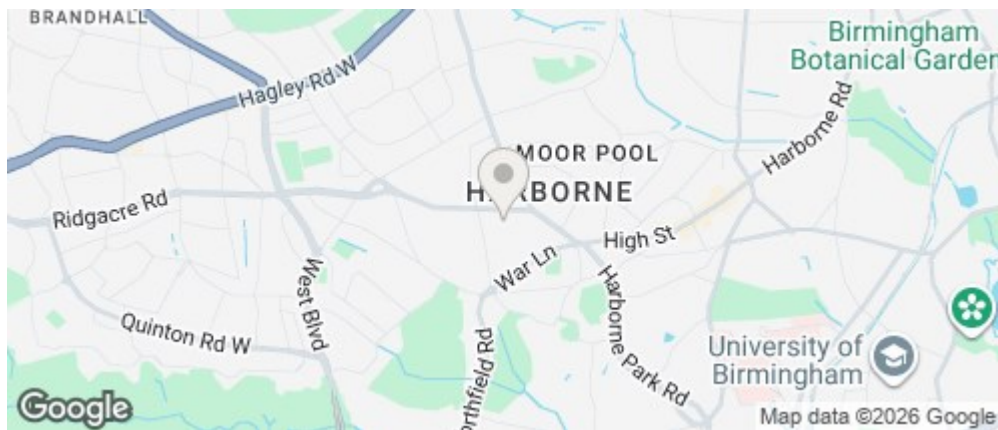




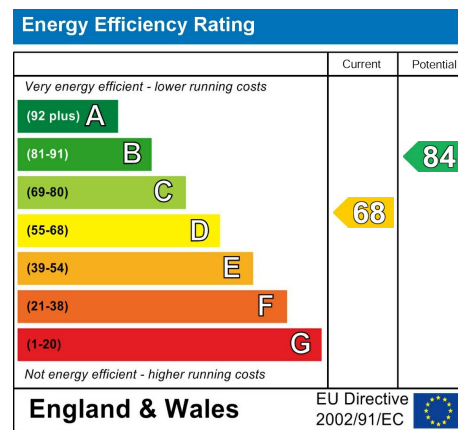
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## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



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