



Connells

Yateley Crescent  
Birmingham



### Property Description

A Well presented, extended traditional semi detached home situated close to all amenities in a popular residential area. The property is served by excellent public transport links to BIRMINGHAM CITY CENTRE.

### Accommodation

Accessed via front entrance door to

### Entrance Hallway

5' 1" x 11' 8" ( 1.55m x 3.56m )  
With stairs to first floor and doors off to

### Kitchen

5' 1" x 6' 6" ( 1.55m x 1.98m )  
Immaculate Breakfast Kitchen with integral appliances

### Lounge

9' 7" x 25' 4" ( 2.92m x 7.72m )  
Open Plan Lounge Kitchen

### Conservatory

7' 4" x 10' 2" ( 2.24m x 3.10m )  
With doors giving access to rear garden

### First Floor Accommodation

Accessed via stairs from Entrance Hallway to First Floor landing

### Bedroom One

9' 6" x 12' 8" ( 2.90m x 3.86m )  
With Bay window to front

### Bedroom Two

9' 6" x 12' 7" ( 2.90m x 3.84m )

### Bedroom Three

5' 1" x 6' 4" ( 1.55m x 1.93m )

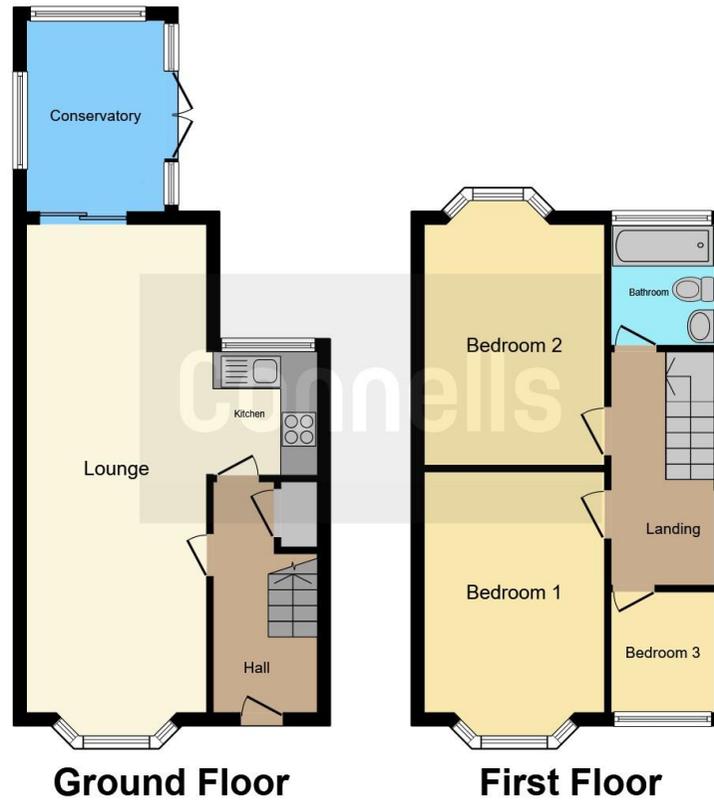
### Bathroom

5' 1" x 6' 6" ( 1.55m x 1.98m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/GBR311758](http://connells.co.uk/Property/GBR311758)**



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