

Property details approval form

14 Yateley Avenue, Birmingham, West Midlands, England, B42 1JN

Date: 31 July 2026

Property Ref and Version: GBR313079 - 0002

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£380,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > 4 BEDROOMS
- > SPACIOUS RECEPTIONS ROOM
- > EXTENDED REAR LOUNGE
- > THIRD RECEPTION ROOM (CONVERTED) COULD ALSO BE USED AS AN OFFICE, EXTRA BEDROOM
- > EXTENDED KITCHEN
- > DOWNSTAIRS WC
- > FAMILY BATHROOM
- > GENEROUS DRIVEWAY

○ Short Description

***4 BEDROOMS *** SEMI DETACHED *** EXTENDED LOUNGE ***

○ Long Description

Occupying a prime position on one of the area's most sought-after roads, this substantially extended four/five-bedroom semi-detached home offers generous and flexible accommodation, ideal for modern family living.

The welcoming entrance hall leads to a comfortable front lounge, an impressive rear family room, and a superb extended dining kitchen, creating the perfect space for everyday life and entertaining. A guest WC completes the ground floor, with potential to be adapted into a shower room if required. The converted garage provides excellent versatility and is currently used as a fifth bedroom, but could equally serve as a home office, playroom or gym.

Upstairs are three spacious double bedrooms, a well-proportioned fourth bedroom, and a family bathroom.

Outside, the property benefits from a beautifully maintained rear garden, offering plenty of space to relax, entertain and enjoy family life.

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Combining spacious accommodation, a versatile layout and an enviable location, this exceptional home is perfectly suited to growing families. Early viewing is highly recommended.

○ **Directions**

○ **Agents Note**

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○ Room Description

Entrance Porch

One ceiling light point, Tiled flooring

Entrance Hall

One ceiling light point, One single radiator, Laminate flooring

Reception

15' x 12' (4.57m x 3.66m)

Window to front double glazed, One double radiator, One ceiling light point, Gas fire, Double doors to rear lounge

Lounge

21' 8" x 12' (6.60m x 3.66m)

Window to rear double glazed, One single radiator, One ceiling light point, Gas fire, Laminate flooring, Sliding doors to rear garden

Additional Lounge/Office/Study

15' 5" x 7' 9" (4.70m x 2.36m)

Window to front double glazed, One single radiator, One ceiling light point

Kitchen

17' 9" x 13' 9" (5.41m x 4.19m)

Window to rear double glazed, One double radiator, Two ceiling light point, Gas hob, Tile flooring, Door to rear garden

Downstairs Wc

One ceiling light point, WC, Wash Hand Basin, Fully tiled walls

Bedroom 1

13' 1" x 12' (3.99m x 3.66m)

Window to rear double glazed, One single radiator, One ceiling light point

Bedroom 2

12' 10" x 11' 2" (3.91m x 3.40m)

Window to front double glazed, One double radiator, One ceiling light point

Bedroom 3

9' 2" x 8' 2" (2.79m x 2.49m)

Window to front double glazed, One ceiling light point, One double radiator

Bedroom 4

8' 8" x 6' 11" (2.64m x 2.11m)

Window to front double glazed, One ceiling light point, One double radiator

Family Bathroom

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○ Room Description

Windo to front and rear double glazed, Two ceiling light points, Bath, Wash hand basin, WC, Fully tiled walls

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○ Room Description

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○ Property Images



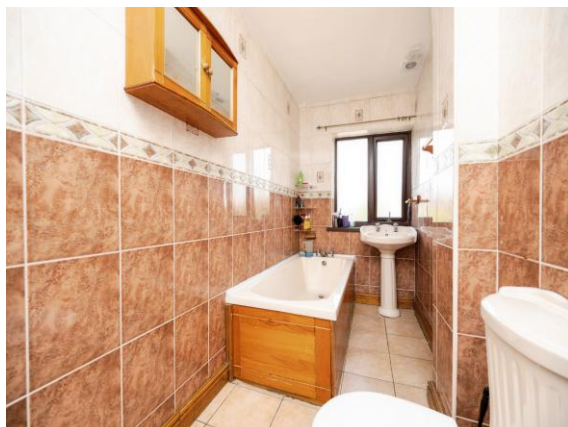
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Floor Plan



Total floor area 145.4 m² (1,565 sq.ft.) approx
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.propertybox.io



Approval

Signature		Date
Shiggy Ahmadzadeh		
Mr K. Hussain		