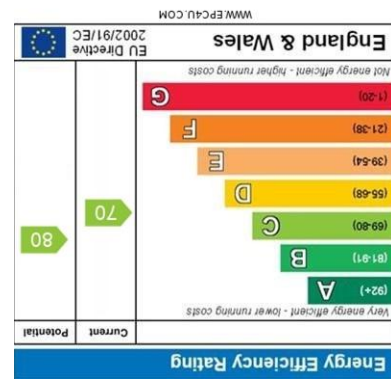


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
Therefore we recommend that you regularly monitor our website or email us for updates.  
Please feel free to relay this to your Solicitor or License Conveyor.



Great Barr | 0121 241 4441



- BEAUTIFUL SEMI DETACHED FAMILY HOME
- HEAVILY EXTENDED PROPERTY
- FIVE BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- SPECTACULAR GARDEN

Yateley Avenue, Great Barr, Birmingham, B42 1JL

Offers in the region of  
£435,000



## Property Description

Presenting this immaculate Five bedroom semi-detached property for sale, a paradise for families and couples alike. The residence has been heavily extended to create a spacious, family-friendly layout.

The property boasts five bedrooms, each with its unique charm. The master bedroom is a sanctuary of its own, featuring built-in wardrobes and a private en-suite bathroom. The remaining bedrooms are a blend of double and single rooms, all furnished with built-in wardrobes and flooded with natural light, offering a comfortable and cosy ambience.

There are two reception rooms, both spacious and welcoming. The first is a tranquil area with large windows and a warming fireplace, while the second reception room is open-plan with a stunning garden view and direct access to the outdoor space. It also benefits from a fireplace, adding an extra touch of homeliness.

The kitchen is open-plan as well, designed with natural light and a dining space, ideal for family meals. Two bathrooms serve the property, complete with modern amenities. The main bathroom is generously sized with a free-standing bath and shower, while the second is a convenient en-suite.

The property is enriched with a playroom, a bar and a commercial slide, adding a unique and entertaining twist to the home.

Located conveniently close to public transport links, reputable schools, and local amenities, this property ticks all the boxes for a comfortable and enjoyable lifestyle. With its abundant space and special features, it stands as the perfect home for families and couples looking for something extra special.

**HALLWAY** Ceiling light point, radiator.

**GUEST WC**

**LIVING ROOM** 13' 8" x 11' 6" (4.17m x 3.51m) Laminate flooring, ceiling light point, bay window to front, radiator and fireplace.

**RECEPTION ROOM** 17' 8" x 10' 6" (5.38m x 3.2m) Two ceiling light points, wall lights, fireplace, patio doors to rear garden, radiator.

**KITCHEN** 15' 4" x 13' 8" (4.67m x 4.17m) Wall and base units, ceiling light points, tiled, radiator, two windows to rear, gas oven, extractor fan and hob, integrated dish washer.

**LEAN TO** Front door, downstairs wc, two ceiling light points and door to rear garden.

**BEDROOM TWO** 13' 8" x 10' 8" (4.17m x 3.25m) Spotlights, laminate flooring, bay window to front and radiator, built-in wardrobes.

**BEDROOM THREE** 14' 2" x 8' 8" (4.32m x 2.64m) Ceiling light point, window to front, window to rear and built-in wardrobes, sink, built-in bed.

**BEDROOM FOUR** 12' 4" x 8' 0" (3.76m x 2.44m) Window to rear, ceiling light point and radiator.

**BEDROOM FIVE** 7' 10" x 7' 0" (2.39m x 2.13m) Ceiling light point, laminate flooring, radiator.

**BEDROOM ONE** 19' 6" x 10' 8" (5.94m x 3.25m) Loft converted bedroom, laminate flooring window to rear, radiator, loft window, two ceiling light points, built-in wardrobes.

**EN SUITE** Ceiling light point, free-standing shower, toilet, sink, tiled, radiator, laminate flooring.

**BATHROOM** 9' 0" x 6' 10" (2.74m x 2.08m) Tiled, free-standing shower, toilet, sink, ceiling light point, window to rear and sink with vanity unit, towel radiator.

**GARDEN** Paved, lawned area, playroom with electric, bar area, Astro turf area.



Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for Ee, three, O2 and Vodafone and data likely available for EE and Three, limited for O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 54 Mbps. Highest available upload speed 10 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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