

# emma's

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505 Yatesbury Avenue, Birmingham, B35 6PU

Offers in the region of £75,000



Emma's Properties are delighted to bring to market this beautifully presented one-bedroom ground floor home, tucked away in a peaceful spot on Yatesbury Avenue. Finished to a high standard throughout, this property offers a modern and low-maintenance lifestyle—ideal for first-time buyers, those looking to downsize, or investors seeking a ready-to-let opportunity.

The accommodation, all conveniently on one level, comprises a bright and spacious lounge, a newly fitted contemporary kitchen complete with a brand-new hob and oven, a generously sized double bedroom, and a stylish modern bathroom with updated lighting and extractor fan. Additional improvements include new internal doors, updated flooring throughout, and fitted blinds—creating a fresh and welcoming feel from the moment you step inside.

This home also benefits from excellent transport links and local amenities, with Birmingham City Centre and the M6 easily accessible.

#### Key Features

- Spacious double bedroom

- Chain Free
- Allocated Parking Space
- One Bedroom

- Ground Floor – All on One Level
- Newly Fitted Kitchen with New Hob & Oven



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