

84 Yew Tree Hills, Dudley, DY2 0JE



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Hicks Hadley

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****GREAT OPTION FOR FIRST TIME BUYERS AND UPSIZERS****

****CALLING ALL INVESTORS 5.5% YIELD @£1075 PCM****

A superbly presented modern three bedroom semi-detached property in this popular location suitable for all local amenities. The property briefly comprises: porch, reception hall, spacious lounge, open plan refitted kitchen/diner, three good sized bedrooms and family bathroom to first floor. The property further benefits from: long driveway, garage, private rear garden with excellent panoramic views, gas central heating and double glazing. EARLY VIEWING HIGHLY RECOMMENDED. EPC: C

Hicks Hadley

Offers In The Region Of £240,000 - Freehold



Porch

With double glazing to front and side elevation, spotlights and door into:

Entrance Hall

With central heating radiator, stairs to first floor, spotlights and double doors into:

Spacious Lounge 13'5 x 12'4 (4.09m x 3.76m)

With storage cupboard, central heating radiator, spotlights, two double glazed windows to front elevation and door into:

Refitted Kitchen/Diner 15'6 x 10'4 (4.72m x 3.15m)

Having having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, gas hob, extractor chimney, integrated double oven, integrated dishwasher, space for fridge/freezer, integrated washer dryer, splash back tiling, modern central heating radiator, double glazed window to rear elevation and double glazed French doors into garden.

Landing

With loft hatch, spotlights, storage cupboard, double glazed window to side elevation and doors into:

Bedroom One 12'10 x 8'9 (3.91m x 2.67m)

With spotlights, integrated wardrobes, central heating radiator and double glazed window to front elevation.

Bedroom Two 9'4 x 9'2 (2.84m x 2.79m)

With spotlights, integrated wardrobe, central heating radiator and double glazed window to rear elevation.

Bedroom Three 10' x 6'8 (3.05m x 2.03m)

With spotlights, integrated wardrobe, central heating radiator and double glazed window to front elevation.

Bathroom 6'2 x 6'2 (1.88m x 1.88m)

Having suite to include: panel bath with wall mounted shower over, shower screen, heated towel rail, low flush wc, pedestal wash hand basin, ceramic tiling and obscured double glazed window to rear elevation.

Garage 16'5 x 9' (5.00m x 2.74m)

With up and over door and double glazed window to rear elevation.



Outside

Front: A lawn to the left hand side with stepping stone path leading to front entrance and long driveway to the right which is suitable for several vehicles and provides access to the garage.

Rear: With paved patio leading to steps up through a tiered low maintenance garden.

Agents Note

COUNCIL TAX BAND: B

We have been informed that the property is freehold. Please check this detail with your solicitor.

EPC: C

All mains services are connected.

Broadband/mobile coverage- please check on link: - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

