



**RE/MAX**  
Prime Estates



**32 Yew Tree Hills, Dudley, DY2 0JU**

**Asking price £299,950**

This detached bungalow, located in the desirable area of Yew Tree Hills, Netherton, offers a spacious and practical living environment. With a total area of 1,098 square feet, the property features very well-proportioned rooms, providing ample space for both relaxation and entertaining.

The bungalow comprises two bedrooms, making it suitable for a small family or individuals seeking extra space. The bathroom is conveniently located to serve the needs of the household.

The layout of the property is designed for ease of movement and functionality, ensuring that all areas are easily accessible. The exterior of the bungalow offers potential for outdoor use, complementing the internal living spaces.

This property presents an excellent opportunity for those seeking a comfortable and manageable home in a well-regarded location.

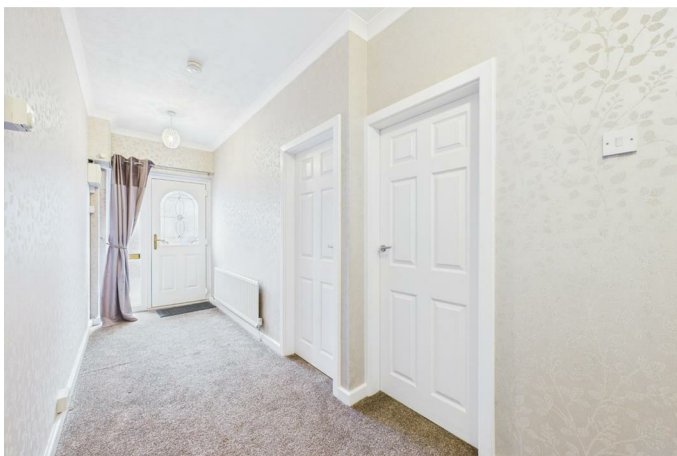


## Approach



With a dropped kerb offering vehicle access

## Entrance Hall



With a door leading from the front, doors to various rooms and a central heating radiator

## Living Room 18'0" x 10'5" (5.50 x 3.20)



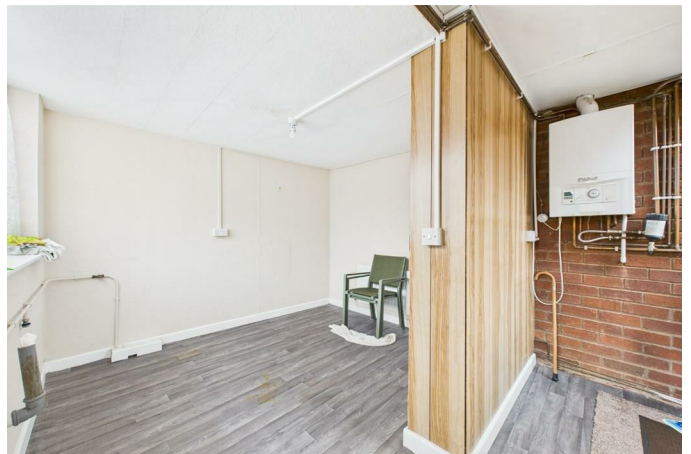
With a door leading from the entrance hall, decorative fireplace with mantel, hearth and gas burner, a double glazed bay window to the front and a central heating radiator

## Kitchen 11'8" x 13'4" (3.58 x 4.07)



With a door leading from the entrance hall, a door leading to the utility, fitted kitchen with a range of wall and base units with worktops, stainless steel sink with mixer tap and drainer, gas cooker, a double glazed window to the rear and a central heating radiator

## Utility 11'10" x 10'0" (3.62 x 3.06)



With a door leading from the kitchen, laundry machinery outlet points, a double glazed window to the side, a double glazed UPVC door to the front, a door to the rear garden and a central heating radiator

Bedroom 11'5" x 12'3" (3.48 x 3.75)



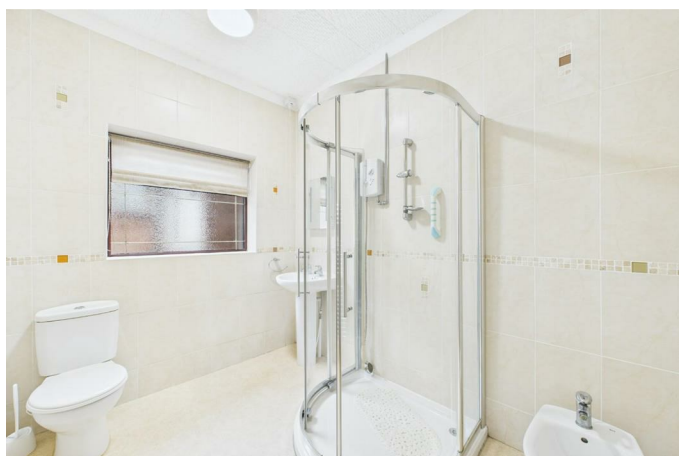
With a door leading from the entrance hall, a double glazed window to the rear and a central heating radiator

Bedroom 12'5" x 9'9" (3.81 x 2.98)



With a door leading from the entrance hall, a double glazed bay window to the front and a central heating radiator

Bathroom



With a door leading from the entrance hall, full height tile surround, shower cubicle, WC, bidet, a loft hatch to the ceiling offering access to the loft storage, a double glazed window to the side and a central heating radiator

Loft Space 15'7" x 10'10" (4.76 x 3.32)



With a ladder and hatch into the bathroom, a double glazed window to the front and a central heating radiator

Garden



With a door leading from the utility, paved patio area to the front with lawn beyond and mature shrub borders

### Money Laundering Regulation

Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying the identity of all beneficial owners and individuals involved in the transaction. HM Revenue & Customs (HMRC) supervises estate agents for compliance with these regulations.

To meet these obligations, RE/MAX Prime Estates employs a third-party provider to perform Anti-Money Laundering (AML) checks. A fee of £60 per individual over the age of 18 is charged to cover the cost of these checks.

### Referral Fees

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

As part of our commitment to supporting clients through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

#### Conveyancing Referrals:

Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

#### Financial Services Referrals:

If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

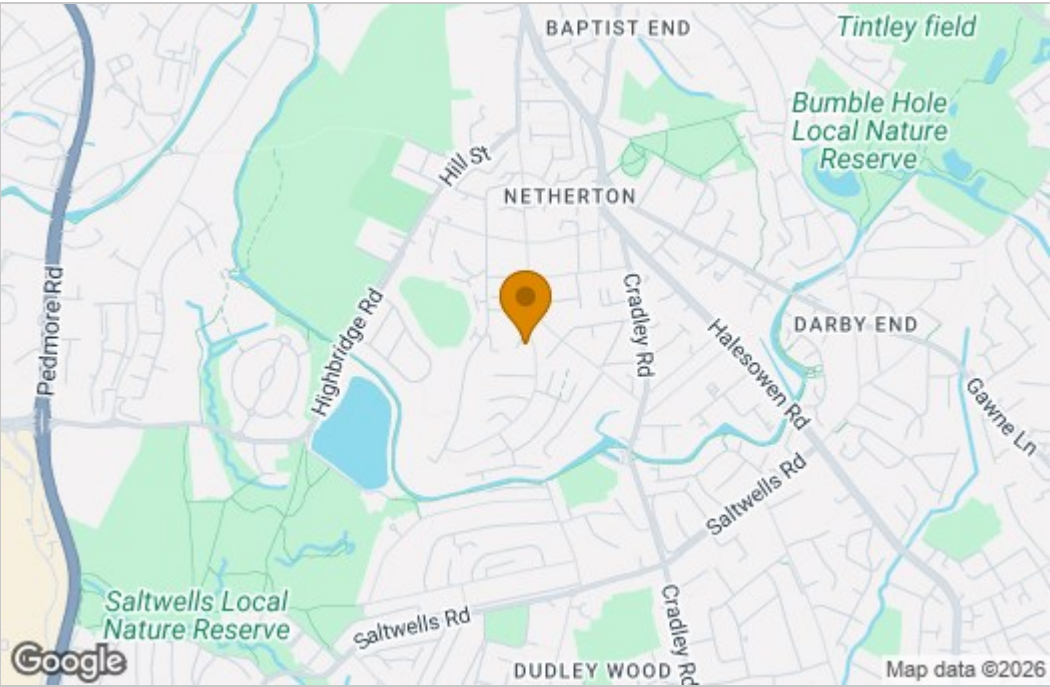
We are happy to provide further details on referral arrangements upon request.



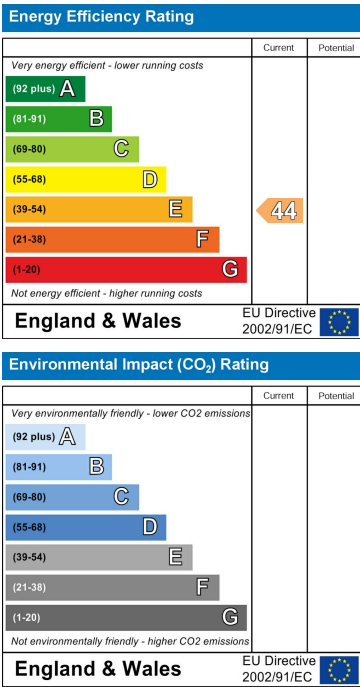
Floor Plan



Area Map



Energy Efficiency Graph



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