



Connells

Yew Tree Hills
Netherton Dudley



Property Description

**** DETACHED DORMA BUNGALOW BENEFITING FROM NO UPWARD CHAIN****
Enjoying a much sought after location in the heart of Netherton. The property combines a superb "town" setting with a very well proportioned layout of accommodation, Briefly comprising: entrance hall, lounge, fitted kitchen with dining area three good size bedrooms set over two floors, wet room. Driveway for multiple vehicles & garage.

Entrance Porch

Double glazed door to the front.

Entrance Hall

Door to the front, central heating radiator, built-in understairs storage cupboard.

Lounge

18' 9" (plus bay) x 10' 6" (5.71m (plus bay) x 3.20m)

Double glazed bay window to the front, double glazed windows to the side, electric fire with feature surround.

Kitchen

15' 5" x 12' 2" (4.70m x 3.71m)

Fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, sink & drainer unit, electric oven & gas hob with extractor over, built-in fridge, space for domestic appliances, double glazed window to the rear, central heating radiator,

stairs to first floor.

Bedroom Two

12' 4" x 11' 3" (3.76m x 3.43m)

Double glazed window to the rear, central heating radiator, fitted wardrobes.

Bedroom Three

13' 3" (plus bay) x 10' (4.04m (plus bay) x 3.05m)

Double glazed bay window to the front, central heating radiator.

Store Room

15' 9" x 6' 6" (4.80m x 1.98m)

Door to front & rear, power and lighting.

Utility Room

8' 2" x 6' 4" (2.49m x 1.93m)

Base storage units with work tops over, central heating boiler, central heating radiator.

Shower Room

Walk-in shower over, wash hand basin in vanity unit, low level w.c., bidet, tiling, double glazed window to the side.

Bedroom Two

12' 4" x 11' 3" (3.76m x 3.43m)

Double glazed window to the rear, central heating radiator, fitted wardrobes.

Bedroom One

17' 4" (max) x 11' 9" (max) (5.28m (max) x 3.58m (max))

Double glazed window to the rear, central heating radiator, storage to eaves. Please Note - restricted head height to this room.

Outside

To the front of the property driveway giving off road parking with various shrubs and gated access to frontage.

Tiered rear garden with slabbed paved patio area, step approach to further garden area, feature bark and various shrubs & borders.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: D

view this property online connells.co.uk/Property/DUD312142

Tenure: Freehold



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