

for sale

offers in the region of **£195,000**



Yew Tree Road Dudley DY2 0LF

****A MUCH IMPROVED AND BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME LOCATED IN A POPULAR RESIDENTIAL AREA****

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Entrance Hall

Double glazed door to front, central heating radiator, stairs to first floor

Lounge

11' 5" plus bay x 11' 2" (3.48m plus bay x 3.40m)

Double glazed bay window to front, central heating radiator, electric fire with feature surround

Dining Room

11' 5" x 11' (3.48m x 3.35m)

Double glazed door to rear, double glazed window to rear, central heating radiator

Kitchen

10' 2" x 5' 3" (3.10m x 1.60m)

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, one and half bowl stainless steel sink and drainer unit, electric oven, gas hob and cooker hood over, space for domestic appliances , plumbing for washing machine, double glazed window to rear elevation



First Floor

Landing

Loft Access

Bedroom One

11' x 9' 2" (3.35m x 2.79m)

Double glazed window to front elevation, central heating radiator

Bedroom Two

11' 8" max x 11' (3.56m max x 3.35m)

Double glazed window to rear elevation, central heating radiator

Bedroom Three

6' 5" x 6' (1.96m x 1.83m)

Double glazed window to front elevation, central heating radiator

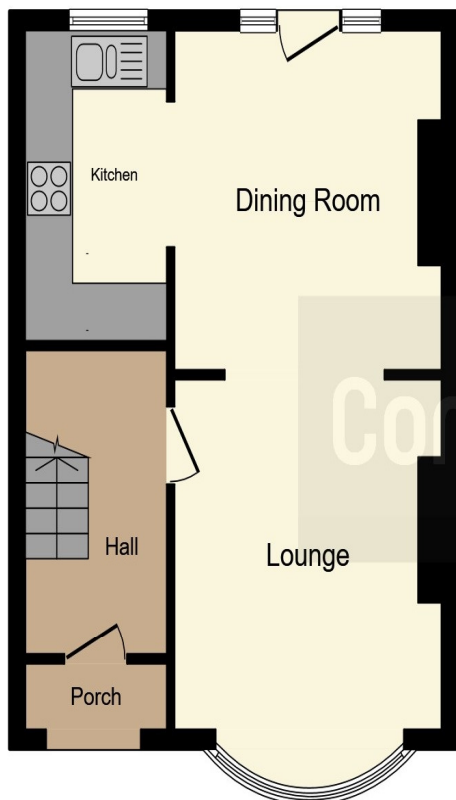
Bathroom

Suite to comprise bath with electric shower over, low level WC , wash hand basin in vanity unit, tiling . double glazed window to rear elevation

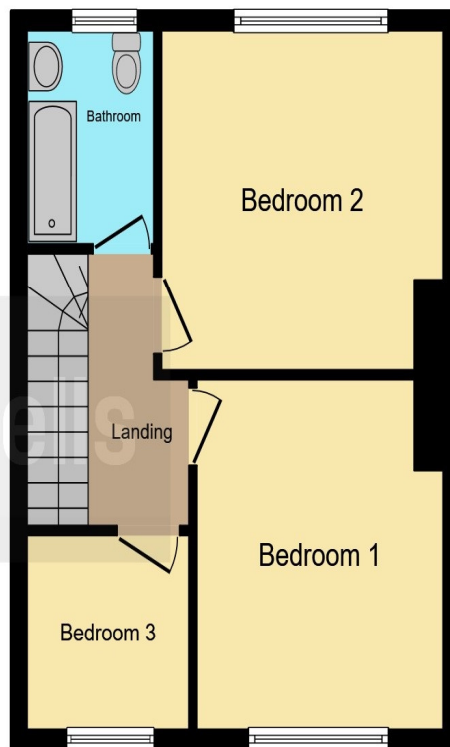
Outside

To the front gated driveway giving off road parking. Rear garden being paved with various shrubs and borders, storage shed, rear shared access.





Ground Floor



First Floor

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

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Property Ref: DUD312278 - 0004

Tenure: Freehold

EPC Rating: D

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