



20 Edelweiss Close, Yew Tree,
Walsall, WS5 4UX

Offers in the Region Of £450,000

Yew Tree

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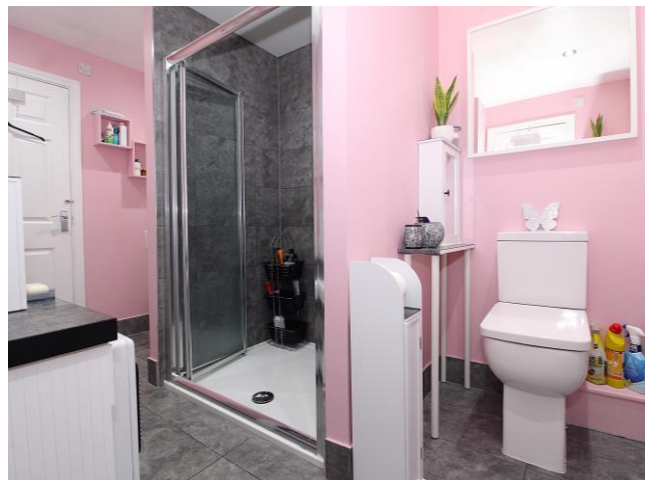


Set in a quiet cul-de-sac location on the Yew Tree Estate in Walsall, this superb, detached house was built by Persimmon homes to their "Gillespie" design and features very well-presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, access to two storage cupboards and guest WC off, light and spacious living room with window to the front elevation, log burning stove and double doors leading into the dining room which has French windows to the rear garden. Completing the ground floor there is the well-appointed kitchen which features a range of fitted units, integrated oven and gas hob with extractor over, plumbing for a washing machine and door to the side elevation.

To the first floor there are four excellent bedrooms and the superb shower room which features WC, two wash basins, generous shower cubicle with mains shower fitted and is also accessible from bedroom one.

Externally, there is a low maintenance, split level rear garden with paved, decked and graveled area and access to a good sized, versatile hobby room/potential office with power and lighting and there is driveway parking to the front of the property.





Property Specification

Hall

Lounge - 5.43m (17'10") x 3.46m (11'4")

Dining Room - 3.81m (12'6") x 3.17m (10'5")

Kitchen - 3.81m (12'6") x 2.53m (8'3")

WC

Bedroom 1 - 3.86m (12'8") max
x 3.46m (11'4")

Bedroom 2 - 3.43m (11'3") x 3.00m (9'10")

Bedroom 3 - 2.70m (8'10") x 2.42m (7'11")

Bedroom 4 - 2.91m (9'7") x 2.24m (7'4")

Shower Room - 3.46m (11'4") x 1.94m
(6'4") plus recess

Hobby Room/Potential Office -
5.80m (19') x 4.14m (13'7")
plus alcove

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 14th February 2025

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage

Council tax band: D

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

