



# Bloore King & Kavanagh

Sales & Lettings



**2 Yew Tree Cottage Yew Tree  
Lane, B32 4BA**

**Asking Price £450,000**



## The Property

Situated in an idyllic location surrounded by beautiful countryside is this simply stunning three bedroom cottage.

Dating back to the late 1800's; this wonderful property still has a wealth of character and charm, but also mixed seamlessly together with fabulous modern and contemporary features such as oak doors and a refitted kitchen and bathroom.

The house has double glazing, oil fired central heating and briefly comprises: porch, welcoming lounge, simply stunning contemporary kitchen diner, three good size bedrooms, a beautiful refitted bathroom and to the side of the property is a detached garage.

The house is situated in beautifully landscaped gardens with lawns and patio seating areas and gorgeous panoramic countryside views. There are various outbuildings including a workshop and brick outbuilding. A truly stunning property in a fantastic location which must be viewed to be appreciated. EPC: E // Council Tax Band: D

## Porch

Entrance porch providing front access into the lounge.

## Lounge

5.79m x 4.00m (18'11" x 13'1")

Spacious living area with a smartly tiled inset feature fireplace. Stairs leading up and additional under stair storage.

Two front facing windows and one to the side, measured at widest point.

## Kitchen/Diner

6.15m x 4.81m (20'2" x 15'9")

Wonderful modern Kitchen/Diner illuminated with inset spotlights, equipped with an excellent array of eye and low-level units incorporating: 1 1/2 Ceramic sink and drainer unit, integrate electric oven and integrated electric hob with built over extractor, integrated fridge/freezer, integrated dishwasher and space plus plumbing for a washing machine and dryer.

Porcelain tiled floor and access to rear garden through double French doors with rear facing windows and a side facing window. Measured at widest point.

## Landing

Access to all three bedrooms as well as the bathroom.

## Bathroom

2.84m x 2.88m (9'3" x 9'5")

Contemporary four piece bathroom suite comprised of: Roll top bath, Corner shower, wash hand basin and low level WC.

Benefitting from tiled walls and flooring throughout, and a front facing window.





### **Bedroom One**

3.97m x 2.81m (13'0" x 9'2")

Fireplace and front facing window.

### **Bedroom Two**

4.53m x 2.71m (14'10" x 8'10")

Fitted wardrobes along with front and side facing windows.

### **Bedroom Three**

2.22m x 3.19m (7'3" x 10'5")

Fitted wardrobes and rear facing window.

### **Freehold**

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

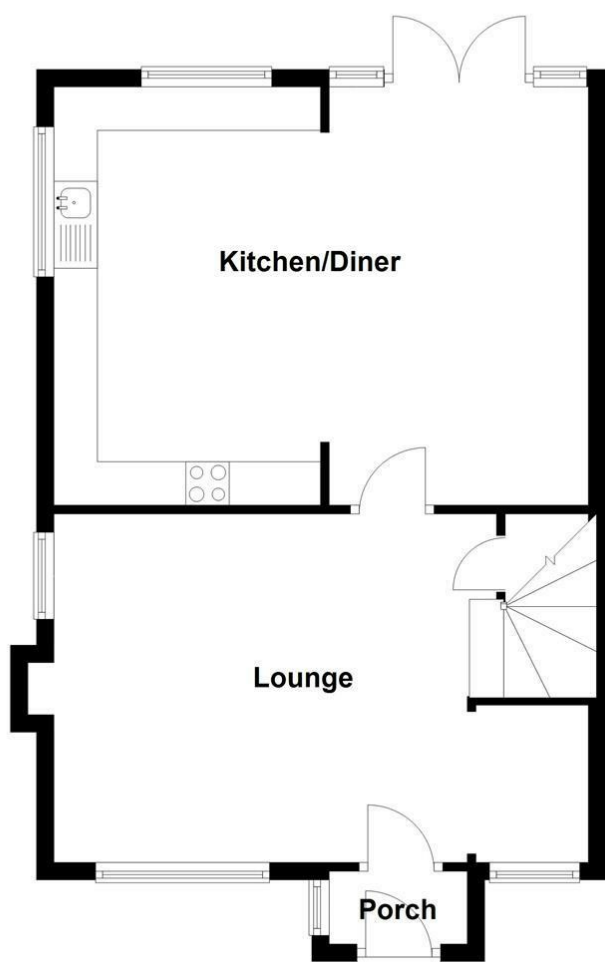
### **Brochure Declaration**

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

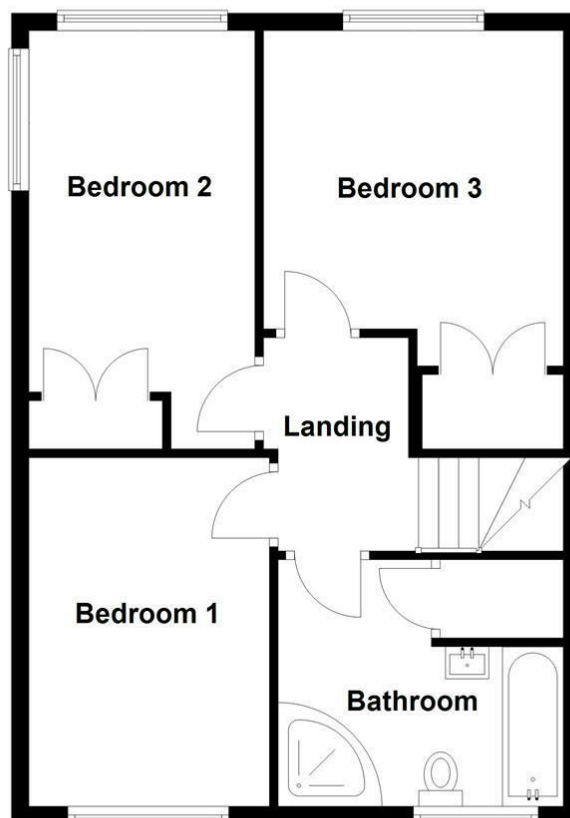
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## Ground Floor



## First Floor



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