

PTN Estates

Residential Sales & Lettings



8 Yew Tree Road, , Dudley, DY2 0LF

£195,000

Welcome to this charming mid-terrace house located on Yew Tree Road in Dudley. This delightful property offers a generous living space, perfect for a family looking to settle down in a cosy home.

The house boasts three bedrooms, providing ample space for a growing family or for those in need of a home office or guest room.

The lounge and separate dining room offer versatile living spaces, ideal for both relaxing evenings with loved ones and entertaining guests. The property also features gas central heating and UPVC double glazing ensuring warmth and comfort throughout the colder months.

One of the many standout features of this home are the beautifully refitted wet room, a modern touch that adds convenience and style to the property, along with gated parking, providing secure parking for one vehicle. This added convenience is a rare find and adds to the appeal of this lovely property.

Don't miss the opportunity to make this house your home. With its convenient location, ample living space, and modern amenities, this mid-terrace property on Yew Tree Road is sure to capture the hearts of those looking for a comfortable and welcoming place to call their own.

Council Tax A

Approach

Set back from the road behind wrought iron gates, a block paved driveway which is complimented with decorative stones and a well stocked border of mature shrubs. Entry is through the UPVC front door into the hall way

Hallway 1.64 max x 2.95

With gas central heating, coved ceiling with light point and handy under stairs storage cupboard. Stairs lead to the first floor and door into the lounge

Lounge 3.48 (into bay) x 3.40

This beautifully decorated lounge is located to the front elevation, with the main focal points being the most impressive UPVC double glazed bay window and a pine effect fire place with marble effect back. Benefits include gas central heating, wood effect flooring, dado rail and artex ceiling with light point. Arch leads through into the dining room

Dining Room 3.48 x 3.35

With UPVC double glazed door and windows to to the rear garden, gas central heating, ceramic flooring and coved ceiling with light point. Archway leads to the kitchen

Kitchen 3.10 x 1.60

Located to the rear of the property and comprising of base and wall light oak effect units complimented with black design marble effect work top, tasteful tiled splash back and a single and a half stainless steel effect sink and drainer unit. Further enhanced with a built in Electrolux double gas oven, gas hob and chimney style extractor hood over with stainless steel effect splash back, along with plumbing for a washing machine. Benefits include UPVC double glazing and ceiling light point

Landing 0.99 x 2.56 max

With access hatch to the loft and ceiling light point. Doors lead to three bedrooms and refitted wet room

Master Bedroom 3.35 x 2.79

Located to the front elevation with fitted oak effect wardrobes, UPVC double glazing, gas central heating and coved ceiling with light point

Bedroom Two 3.56 x 3.35

Located to the rear elevation with handy built in cupboard housing the Baxi combination boiler, UPVC double glazing, gas central heating and coved ceiling with light point

Bedroom Three 1.96 x 1.83

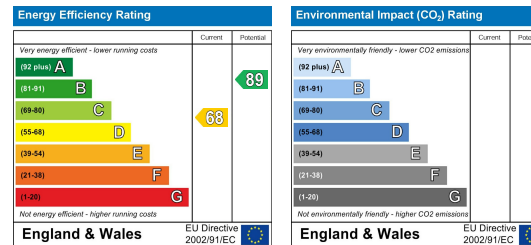
Located to the front elevation with access hatch to loft, UPVC double glazing, gas central heating and artex ceiling with light point

Refitted Wet Room 1.65 x 2.31

This fabulous refitted wet room is located to the rear elevation, fitted with a Mira electric shower, close coupled W.C and wall mounted wash hand basin.

Rear Garden

This delightful easily maintained paved rear garden with faux grass raised border and gated access to further paved area and shed



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

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