

## 18 Yew Tree Lane, Bilston, West Midlands, WV14 8RF

Offers In Region Of £324,950



















INSERPRESENTATION ACT 1997: These particulars on not not occurred. Whitse every care is stated not ensure early not easing the statements in these particulars on not not occurred. Whitse every care is stated not ensure early not easing the statements in these particulars on a contract. Whitse every feet and the property and the property. As the seller's estate agents, we are not surveyors or conveyacting experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. Feb.\*\*C: can be supplied free of charge. CONSIMER PROTECTION REQUIATIONS (2008): These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the measurements being approximate and usually th

taylors-estateagents.co.uk



- AN EXTENDED DETACHED DORMER STYLE PROPERTY
- THREE DOUBLE BEDROOMS
- IMPOSING RECEPTION HALLWAY
- 22FT MODERN FITTED KITCHEN
- TWO SHOWER ROOMS

- OCCUPYING A GENEROUS PLOT
- LARGE PORCH
- 22FT LOUNGE-DINER
- ATTRACTIVE LANDSCAPED REAR GARDEN
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

OCCUPYING A PROMINENT PLOT, is available this DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED DORMER STYLE residence, ideally located within walking distance of Coseley Train Station, shops & other amenities.

Being ENLARGED by current owners, this IMPRESSIVE FAMILY HOME also boasts; good-sized entrance porch, IMPOSING RECEPTION HALLWAY with storage, 22FT LOUNGE-DINER, 22FT STUNNING MODERN KITCHEN with various integrated appliances, TWO DOUBLE BEDROOMS,

MINISPERSENTATION ACT 1992: These particulars oo not constitute any part of an order or a contract. Whister very eare is taken to ensure accuracy, no responsibility for errors or miscaescription is accepted. Any intending purchase particulars to not make nor give, and neither laylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the selfest search, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters, Interested parties should employ make such enquiries before making transactional decisions. Perc. can be supplied fere of charge. CONSUMER PROTECTION REQUIATIONS (2008). These particulars have been preasance with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include allowers, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The approach go and cannot verify the propose. PLAMINING PREMISSION / SUILIDINAR REPOSITION / SUILIDINAR R



family bathroom, modern wet room, first floor landing with access to large full height eaves storage (potential for FOURTH DOUBLE BEDROOM, DOUBLE BEDROOM, GENEROUS REAR & SIDE GARDENS (offering huge potential for further extension), driveway offering ample parking to fore. Gas centrally heated & UPVC double glazed.

MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Teylors part and any authority to make or give any representation or warranty whatsoever about this property, As the seller's setate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property scordition or issues relating to the title or other legal issues the property unless we have been made aware of such matters. Interested parties should employ professionals to make convergence aware of such matters. Interested parties should employ professionals to make some making transactional decisional ecosional ecos

taylors-estateagents.co.uk Follow us on: f X