



**18 Yew Tree Lane,  
WV14 8RF**

**Taylors**

**Offers in the Region of  
£324,950**

**Bedrooms: 3 | Bathrooms: 2 | Receptions: 1**

## Impressive Detached Dormer Residence on a Prominent Plot

Occupying a standout position, this deceptively spacious three-bedroom detached dormer-style home offers exceptional living space and versatility — perfect for growing families or those seeking room to expand. Ideally located within walking distance of Coseley Train Station, local shops, and everyday amenities, this property combines convenience with comfort.

Thoughtfully enlarged by the current owners, the home features:

A spacious entrance porch leading to an imposing reception hallway with built-in storage

A generous 22ft lounge-diner, ideal for entertaining

A stunning 22ft modern kitchen with a range of integrated appliances

Two double bedrooms on the ground floor

A stylish family bathroom and a contemporary wet room

A first-floor landing with access to extensive full-height eaves storage — offering potential to create a fourth double bedroom

A third double bedroom upstairs

Externally, the property boasts generous rear and side gardens, presenting excellent scope for further extension (subject to planning), along with a driveway providing ample off-road parking.

Additional benefits include gas central heating and UPVC double glazing throughout.

EPC - D. Council Tax - D. Tenure – Freehold

Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: [checker.ofcom.org.uk/en-gb/broadbandcoverage/](https://checker.ofcom.org.uk/en-gb/broadbandcoverage/) [www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker).

Flood Risk - Less than 0.1% chance per annum

SEDGLEY BRANCH

**Taylors**





**Council Tax Band:** D

**Tenure:** Freehold

**Property Type:** Detached Bungalow

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- AN EXTENDED DETACHED DORMER STYLE PROPERTY
- OCCUPYING A GENEROUS PLOT
- THREE DOUBLE BEDROOMS
- LARGE PORCH
- IMPOSING RECEPTION HALLWAY
- 22FT LOUNGE-DINER
- 22FT MODERN FITTED KITCHEN
- ATTRACTIVE LANDSCAPED REAR GARDEN
- TWO SHOWER ROOMS
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

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#### MISREPRESENTATION ACT 1967

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