



1a Yew Tree Hills,  
Netherton, DY2 0JU

**Taylor's**

# 1a Yew Tree Hills, Netherton, DY2 0JU

*INDIVIDUALLY DESIGNED & WONDERFULLY CONSTRUCTED, BEAUTIFULLY PRESENTED, MODERN STYLE, DORMER STYLE BUNGALOW RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Porch
  - Reception Hall
  - Sitting Room - 15' 5" x 11' 0" (4.70m x 3.35m)
  - Bedroom 3 - 11' 7" x 10' 5" (3.53m x 3.17m)
- En-Suite Bathroom - 5' 9" x 6' 3" (1.75m x 1.90m)
  - Guests Cloakroom
- Dining Kitchen - 19' 10" x 10' 7" (6.04m x 3.22m)
  - Rear Hall
  - FIRST FLOOR
  - Landing
  - Bedroom 2 - 12' 4" x 11' 1" (3.76m x 3.38m)
- Four Piece Suite Bathroom - 10' 1" x 8' 6" (3.07m x 2.59m)
  - Bedroom 1 - 14' 6" x 11' 8" (4.42m x 3.55m)
  - OUTSIDE
  - Driveway
  - Garage - 18' 2" x 8' 3" (5.53m x 2.51m)
  - Lovely Garden
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



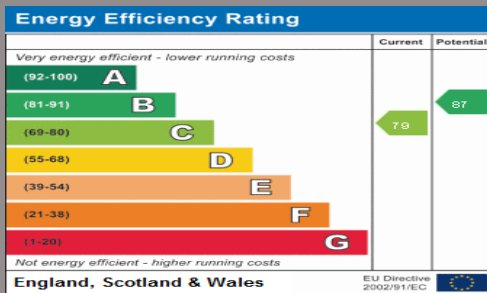
This INDIVIDUALLY DESIGNED & WONDERFULLY CONSTRUCTED, BEAUTIFULLY PRESENTED, MODERN STYLE, THREE BEDROOM, DETACHED, DORMER STYLE BUNGALOW RESIDENCE is beautifully situated within this SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompasses a DECEPTIVELY SPACIOUS & IMMACULATELY MAINTAINED LAYOUT of accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING. This VERY WELL PROPORTIONED PROPERTY is for sale with NO UPWARD CHAIN and combined with having an EXTENSIVE RANGE of AMENITIES, SCHOOLING & TRANSPORT LINKS close by, in brief comprises: Entrance Porch, Impressive Hallway, Attractive Sitting Room, Guests Cloakroom, Stunning Well Fitted Kitchen with Dining Area & Useful Utility Cupboard Off, Rear Hall, Ground Floor Bedroom with Well Appointed En-Suite Bathroom, Large Landing, Two Further Double First Floor Bedrooms & Modern Four Piece Suite Bathroom. Furthermore with Good Sized Driveway which provides AMPLE OFF ROAD PARKING, Garage, Lovely / Established Rear Garden & being IDEALLY SUITED for GROWING FAMILIES or alternatively those wishing to downsize. EPC: / Council Tax Band: D.

**BHS9732**

MISREPRESENTATION ACT 1967

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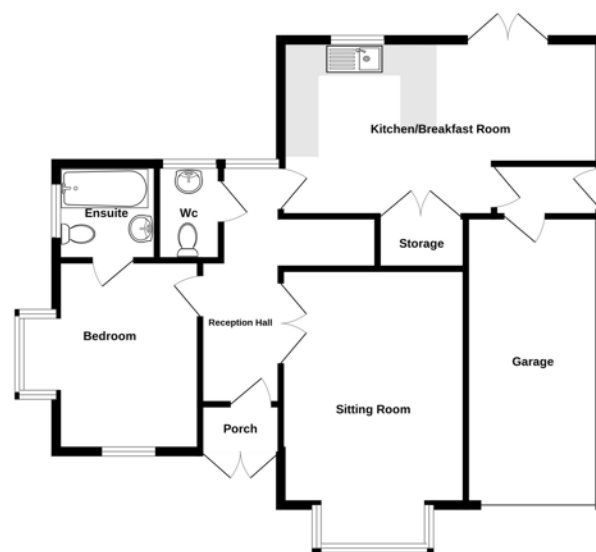
HALESOWEN

STOURBRIDGE

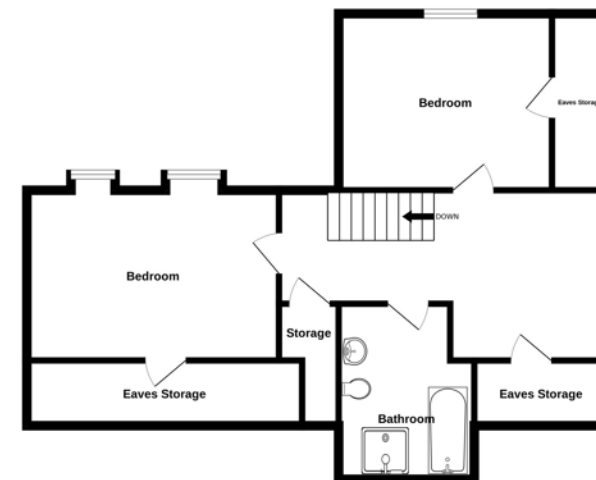
BRIERLEY HILL

SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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