



2a Yew Tree Hills,  
Yew Tree Hills, Netherton, DY2 0JU

**Taylor's**



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*RATHER IMPOSING & INDIVIDU-  
AL, UNQIUE & CHARACTERFUL,  
DETACHED RESIDENCE*

▪ ROOM DIMENSIONS

▪ GROUND FLOOR

- Entrance Porch
- Hall

- Sitting Room - 11' 4" x 12' 1" (3.45m x 3.68m)

(measurements taken at widest available points)

- Dining Room - 12' 1" x 10' 10" (3.68m x 3.30m)

(measurements taken at widest available points)

- Kitchen - 11' 2" x 8' 2" (3.40m x 2.49m)

(measurements taken at widest available points)

- Conservatory - 14' 10" x 4' 6" (4.52m x 1.37m)

- Rear Hall

- Guests Cloakroom

▪ FIRST FLOOR

- Landing

- Bedroom 1 - 13' 2" x 11' 1" (4.01m x 3.38m)

- Bedroom 2 - 10' 2" x 11' 0" (3.10m x 3.35m)

(measurements taken at widest available points)

- Bedroom 3 - 11' 5" x 10' 11" (3.48m x 3.32m)

(measurements taken at widest available points)

- Shower Room

- OUTSIDE

- Extensive Gardens

- Large Garage - 19' 4" x 11' 0" (5.89m x 3.35m)

(measurements taken at widest available points)

- POTENTIAL BUYERS ARE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THERE WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must no 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.



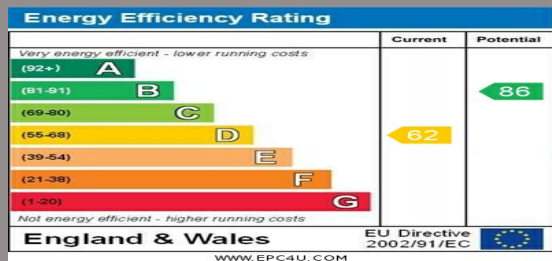


This RATHER IMPOSING & INDIVIDUAL, UNIQUE & CHARACTERFUL, THREE BEDROOM, DETACHED RESIDENCE is superbly situated on a FANTASTIC CORNER PLOT within this ESTABLISHED RESIDENTIAL LOCATION, which has NETHERTON VILLAGE combined with an EXTENSIVE RANGE of Local Amenities, Transport Links & Popular Schooling close by, and even though now requires some MODERNISATION, encompasses HUGE POTENTIAL for GROWING FAMILIES to create a WONDERFUL FOREVER HOME. This GOOD SIZED DETACHED PROPERTY is for sale with NO UPWARD CHAIN, must be VIEWED at the earliest opportunity if to avoid disappointment and in brief is seen to comprise: Entrance Porch, Reception Hall, Front Sitting Room, Separate Dining Room, Kitchen, Veranda / Conservatory, Rear Hall, Guests Cloakroom, Landing, Three Large First Floor Bedrooms & House Shower Room. Furthermore with Large Garage, Extensive Side and Rear Gardens with Great Potential to improve & Extend (Subject to the usual planning permissions), Gas Central Heating and Majority Double Glazing. Tenure: Freehold. D TBC. Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). BHS10148

MISREPRESENTATION ACT 1967

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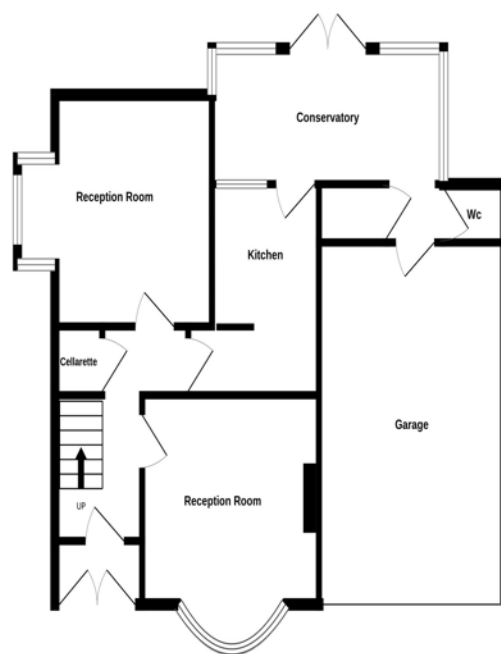


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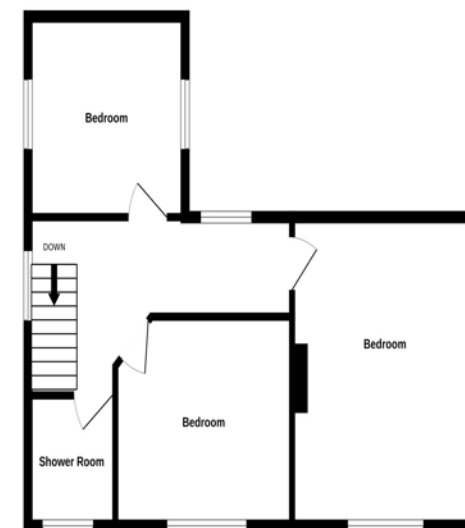
Offices at:

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 STOURBRIDGE      BRIERLEY HILL      SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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