



**Taylors**

# Yew Tree Road, NETHERTON, Dudley.

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Splendidly situated on a SUPERB CORNER PLOT POSITION within this POPULAR RESIDENTIAL LOCATION, is this STYLISHLY PRESENTED & THOUGHTFULLY EXTENDED, THREE BEDROOM, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE. This INCREDIBLY SPACIOUS & BEAUTIFULLY PROPORTIONED PROPERTY is VERY WELL MAINTAINED throughout and combined with having an FANTASTIC RANGE of POPULAR SCHOOLING & LOCAL AMENITIES (Such as Netherton Village) close by, is IDEALLY SUITED for GROWING FAMILIES or FIRST TIME BUYERS looking to purchase a GOOD SIZED PROPERTY on a PROMINENT PLOT. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer.

**Porch** - 1.6m x 0.79m (5'3" x 2'7")

**Entrance Hall** - 2.03m x 1.93m (6'8" x 6'4")

**Living Room** - 4.27m x 3.66m (14'0" x 12'0")

**Kitchen** - 5.56m x 2.24m (18'3" x 7'4") At widest points

**Second Reception Room** - 4.42m x 2.79m (14'6" x 9'2") At widest points

**Downstairs Bathroom** - 1.91m x 1.7m (6'3" x 5'7")

**First Floor Landing** - 3.66m x 2.18m (12'0" x 7'2") At widest points

**Bedroom One** - 3.91m x 2.92m (12'10" x 9'7") At widest points

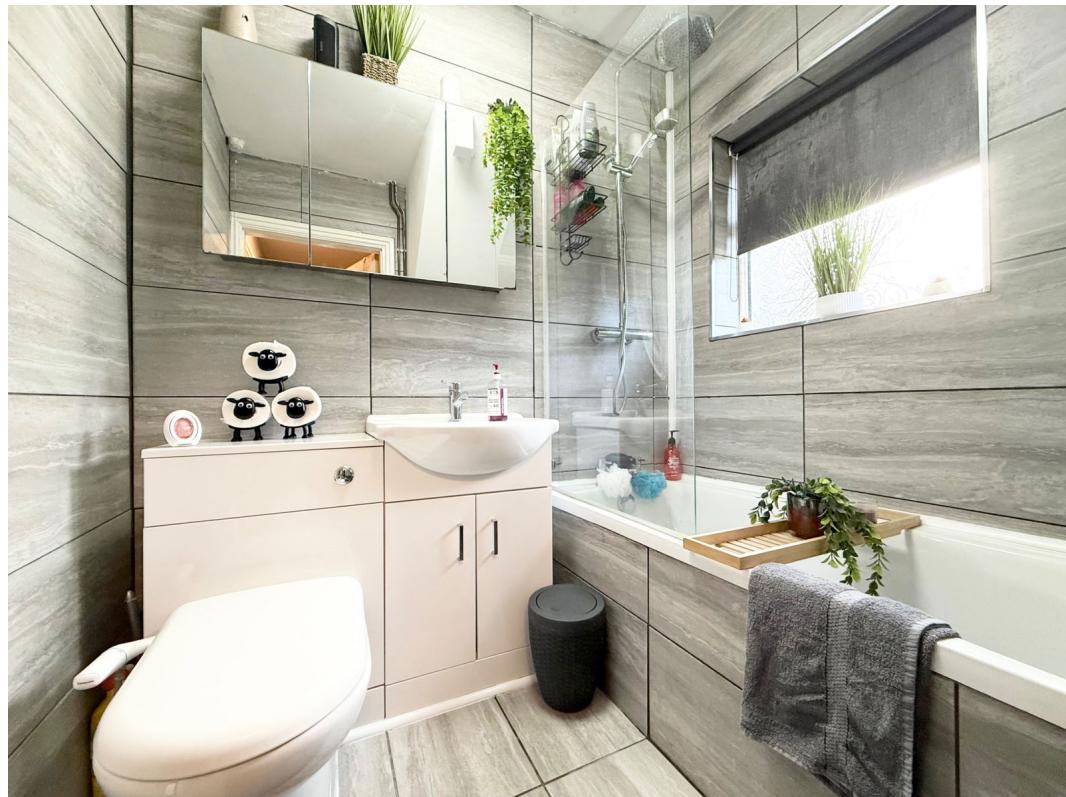
**Bedroom Two** - 3.51m x 2.82m (11'6" x 9'3") At widest points

**Bedroom Three** - 2.49m x 2.06m (8'2" x 6'9") At widest points

**First Floor Shower Room** - 1.93m x 1.68m (6'4" x 5'6") At widest points

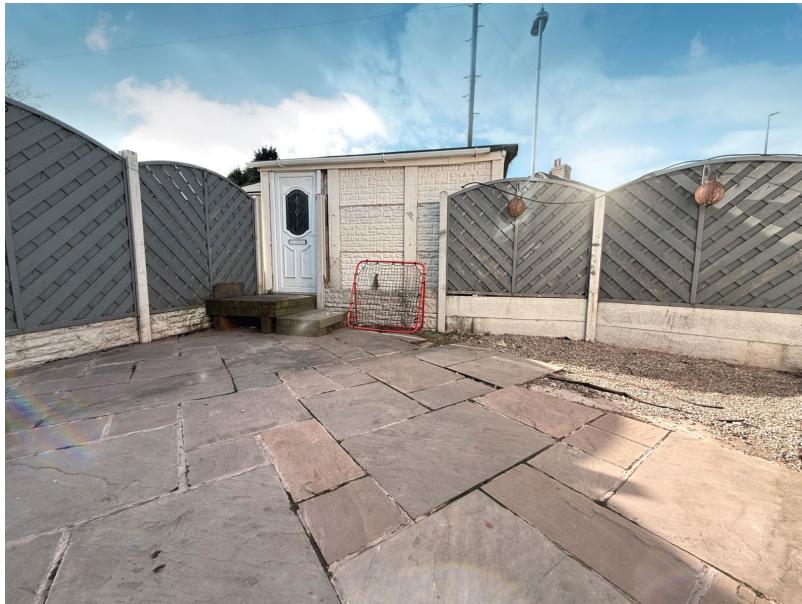
**Garage** - 3.68m x 2.36m (12'1" x 7'9") At widest points

EPC: D. Council Tax Band: A. 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). According to gov.uk, there is a very low risk chance of yearly flooding. Tenure: Freehold.



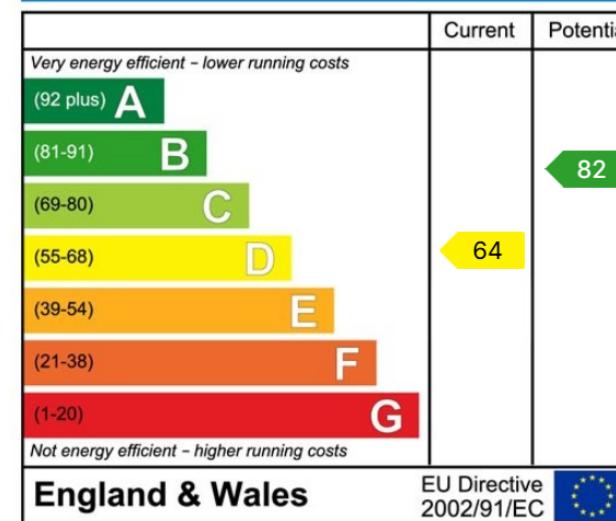


Measurements are approximate. Not to scale. Illustrative purposes only.  
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- STYLISHLY PRESENTED & THOUGHTFULLY EXTENDED
- TWO SPACIOUS & WELL DECORATED RECEPTION ROOMS
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- MODERN WELL FITTED DINING KITCHEN
- BEAUTIFULLY APPOINTED WHITE SUITE GROUND FLOOR BATHROOM
- FANTASTIC CORNER PLOT POSITION
- DRIVEWAY & GARAGE
- NETHERTON VILLAGE & POPULAR SCHOOLING / AMENITIES CLOSE BY
- EARLY VIEWING ADVISED
- PERFECT FOR YOUNG FAMILIES OR FIRST TIME BUYERS

### Energy Efficiency Rating



**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 Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, 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 professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (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 maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.