

HUNTERS®

HERE TO GET *you* THERE



Yew Tree Hills

Netherton, Dudley, DY2 0JU



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£275,000



Front of the Property

To the front of the property beyond low level wall and double gates leads to a large driveway providing ample off road parking, wrought-iron railings, double glazed doors leading to entrance hall and utility.

Entrance Hall

With a double glazed door leading from the front of the property, doors to various rooms and storage cupboard.

Lounge

18'8" x 10'5" into bay (5.7 x 3.2 into bay)

With a door leading from entrance hall, feature fire place with gas fire, comfortable space for seating, coving, double glazed bay window to the front, two further double glazed windows to side and a central heating radiator.

Kitchen Breakfast Room

13'1" x 11'5" (4 x 3.5)

With a door leading from entrance hall, fitted with a range of matching wall and base units with work surface over, tiled splashback, stainless steel sink and drainer, space for freestanding oven, access to the cellerate, double glazed window to rear, further double glazed door to utility and a central heating radiator.

Utility

11'9" x 9'10" (3.6 x 3)

With a double glazed door leading from the kitchen breakfast room, plumbing for washing machine, space for tumble dryer and other appliances, wall mounted central heating boiler, double glazed doors to front and rear, further double glazed window to rear and a central heating radiator.

Bedroom One

12'5" x 11'5" (3.8 x 3.5)

With a door leading from entrance hall, double glazed window to the rear and a central heating radiator.

Bedroom Two

12'5" x 9'10" into bay (3.8 x 3 into bay)

With a door leading from the entrance hall, double glazed bay window to front and a central heating radiator.

Shower Room

With a door leading from entrance hall, shower cubicle, WC, wash had basin, bidet, loft access to a boarded loft with window to front , recessed spotlights, tiled walls, double glazed window to side and a chrome heated towel rail.

Garden

With double glazed doors leading from kitchen breakfast room and utility, patio seating area, lawn beyond with mature borders, outside stores and tap.



Road Map



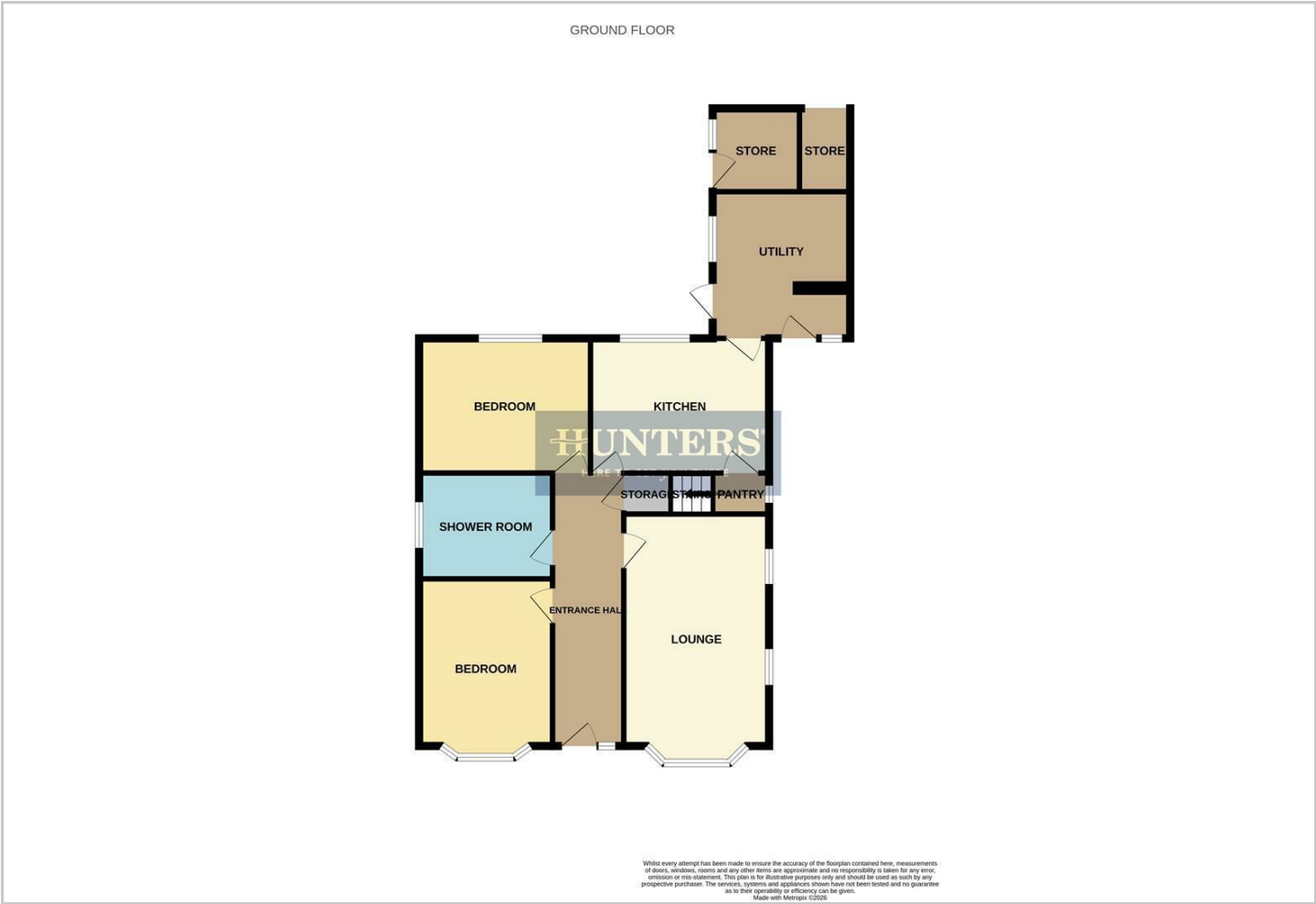
Hybrid Map



Terrain Map



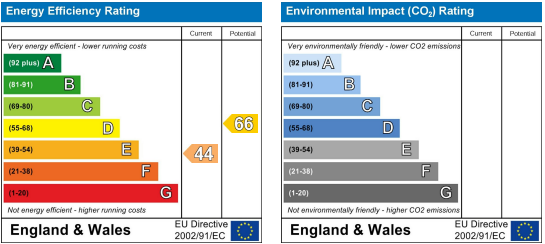
Floor Plan



Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.