



Taylors

Yew Tree Road, Netherton, Dudley, DY2 0LF

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BEST AND FINAL OFFERS WITH SUPPORTING PAPERWORK VIA EMAIL TO brierleyhill@taylors-estateagents.co.uk BY 5PM ON WEDNESDAY 16TH SEPTEMBER 2026

This MOST APPEALING & DECEPTIVELY SPACIOUS, TRADITIONAL STYLE, THREE BEDROOM, END-OF-TERRACE RESIDENCE is for sale with NO UPWARD CHAIN and even though now requires some MODERNISATION & UPDATING, offers HUGE POTENTIAL to CREATE a FANTASTIC HOME for YOUNG FAMILIES or FIRST TIME BUYERS, and also may appeal to INVESTORS seeking an ASTUTE INVESTMENT OPPORTUNITY. This GOOD SIZED PROPERTY is pleasantly & conveniently situated within this POPULAR RESIDENTIAL LOCATION, which has an EXCELLENT RANGE of LOCAL AMENITIES (Such as Netherton High Street) & REGULAR TRANSPORT LINKS close by, together with having an EXCELLENT ARRAY of Schooling within close proximity. An EARLY VIEWING is ESSENTIAL if to appreciate the POTENTIAL of the accommodation on offer, which in brief comprises: Entrance Hallway, Spacious Sitting Room being OPEN PLAN to a Distinct Dining Room Area, Fitted Kitchen, Rear Veranda / Laundry, Wet Room, Landing, Three Well Proportioned First Floor Bedrooms & First Floor W.C. Externally with Fore Garden & Rear Garden.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Hall

Spacious Sitting Room - 4.23m x 3.63m (13'10" x 11'10")

Dining Room Area - 2.81m x 2.24m (9'2" x 7'4")

Kitchen - 2.76m x 2.21m (9'0" x 7'3")

Rear Veranda / Laundry - 3.16m x 1.59m (10'4" x 5'2")

Wet Room - 2.09m x 1.64m (6'10" x 5'4")

FIRST FLOOR

Landing

Bedroom 1 - 3.68m x 3.04m (12'0" x 9'11")

Bedroom 2 - 3.51m x 2.6m (11'6" x 8'6")

Bedroom 3 - 2.51m x 2.24m (8'2" x 7'4")

First Floor W.C

OUTSIDE

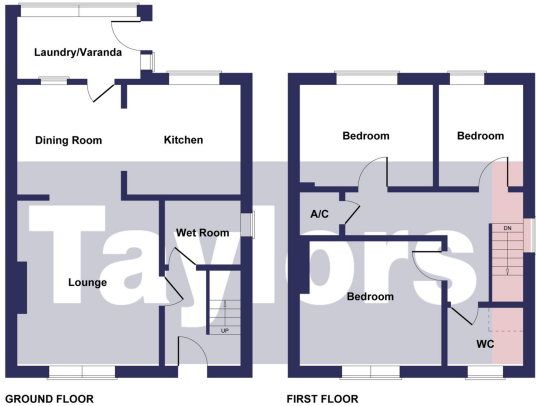
Fore Garden

Rear Garden

EPC: D. Council Tax Band: A. All main services connected with Gas Central Heating & Majority Single Glazing. 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 of yearly flooding. Tenure: Freehold. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).



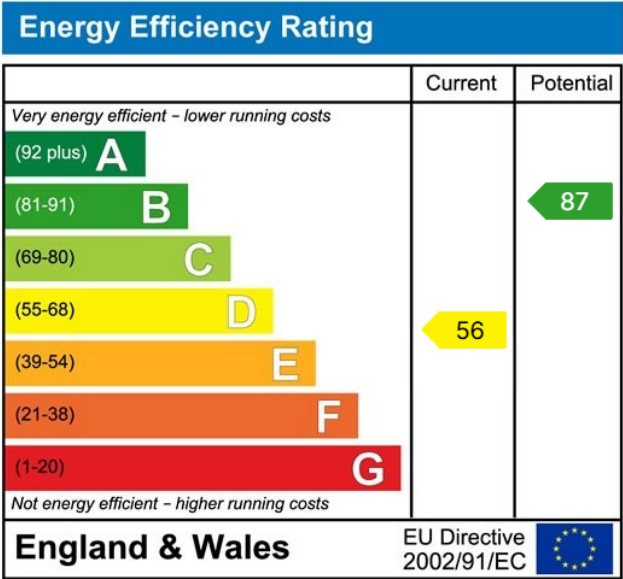
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FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



- MOST APPEALING, TRADITIONAL STYLE, END-OF-TERRACE RESIDENCE
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- EXCELLENT RANGE OF AMENITIES & TRANSPORT LINKS CLOSE BY
- FANTASTIC POTENTIAL
- LOCAL SCHOOLING WITHIN CLOSE PROXIMITY
- NO UPWARD CHAIN
- POPULAR RESIDENTIAL LOCATION
- IN NEED OF MODERNISATION
- EARLY VIEWING ESSENTIAL
- GOOD SIZED LAYOUT



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.