



Taylor's

Yew Tree Hills, NETHERTON, Dudley.

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This BEAUTIFULLY MAINTAINED & VERY WELL PRESENTED, THREE BEDROOM, MID-TERRACE RESIDENCE is superbly situated within this SOUGHT AFTER RESIDENTIAL LOCATION, which has an EXCELLENT RANGE of POPULAR SCHOOLING & LOCAL AMENITIES (Such as Netherton Village & Netherton Reservoir) close by, and furthermore encompasses a NICELY PROPORTIONED & MOST APPEALING layout of accommodation, of which is IDEALLY SUITED for YOUNG FAMILIES or FIRST TIME BUYERS looking to get onto the property ladder. This LOVELY FAMILY HOME must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated & together with being for sale with NO UPWARD CHAIN.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Pleasant Sitting Room - 4.5m x 4.4m (14'9" x 14'5")

(Measurements taken at widest available points)

Dining Room - 2.9m x 2.4m (9'6" x 7'10")

(Measurements taken at widest available points)

Kitchen - 2.9m x 1.9m (9'6" x 6'2")

(Measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 4.8m x 2.7m (15'8" x 8'10")

(Measurements taken at widest available points)

Bedroom 2 - 2.7m x 2.5m (8'10" x 8'2")

Bedroom 3 - 3.2m x 1.8m (10'5" x 5'10")

(Measurements taken at widest available points)

House Bathroom

OUTSIDE

Block Paved Driveway

Wonderful Rear Garden

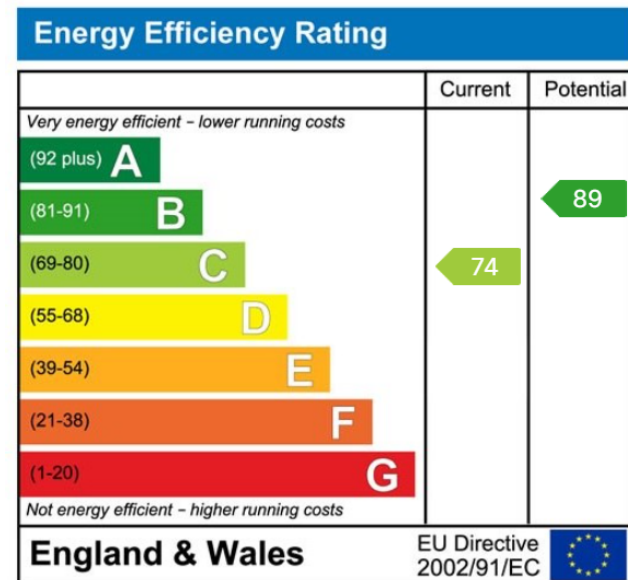
Garage

EPC: C. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & 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.





- BEAUTIFULLY MAINTAINED & VERY WELL PRESENTED, MID-TERRACE RESIDENCE
- GARAGE
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- NO UPWARD CHAIN
- IMPRESSIVE BLOCK PAVED DRIVEWAY
- SOUGHT AFTER RESIDENTIAL LOCATION
- EXTENSIVE RANGE OF POPULAR SCHOOLING & LOCAL AMENITIES CLOSE BY
- WELL FITTED KITCHEN & WELL APPOINTED HOUSE BATHROOM



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