



12 Radford Close, Yew Tree,  
Walsall, WS5 4HW

Offers in the Region Of £220,000

# Yew Tree

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Set in a popular residential location within easy reach of local amenities, schools and transport links, this refurbished terrace property is offered for sale with no onward chain.

The property is entered via a porch with wall light point, double glazed window to the side elevation and door leading into the breakfast kitchen. The breakfast kitchen is fitted with a range of wall and base cupboard units with stainless steel sink and drainer with mixer tap over, integrated hob and oven, plumbing for a washing machine, multiple ceiling light points and downlighters, along with a radiator and access through to the lounge. The lounge enjoys a double glazed window to the front elevation and is fitted with a radiator and ceiling light point. An inner hallway provides access to the garden via a rear door and features a ceiling light point, radiator, stairs rising to the first floor landing, an understairs storage cupboard and an additional built-in storage cupboard. A guest WC is also located on this floor and comprises a low flush WC, wash hand basin and ceiling light point.

The first floor landing has a ceiling light point, an obscure double glazed window to the rear elevation, a cupboard housing the boiler and doors leading to the accommodation. Bedroom one features a double glazed window to the front elevation, fitted wardrobes, radiator and ceiling light point. Bedroom two also benefits from a double glazed window to the front elevation along with fitted wardrobes, radiator and ceiling light point. Bedroom three has a double glazed window to the rear elevation together with a radiator and ceiling light point. The bathroom is fitted with a bath, WC and vanity wash hand basin along with a radiator, ceiling light point and obscure double glazed window to the rear. In addition, there is a separate shower room fitted with a shower cubicle with shower over, heated chrome towel rail, extractor fan and ceiling light point.

Externally the property benefits from a slabbed driveway to the front with gated access, boundary fencing and small garden areas to the side. To the rear there is a slabbed courtyard with boundary fencing and a rear access gate.





## Property Specification

Entrance Porch

Breakfast Kitchen 22' 3" x 7' 7" (6.78m x 2.31m)

Lounge 13' 0" x 13' 3" (3.96m x 4.04m)

Inner Hallway

Guest WC 2' 7" x 6' 5" (0.79m x 1.95m)

First Floor Landing

Bedroom One 12' 3" x 10' 3" (3.73m x 3.12m)

Bedroom Two 10' 5" x 11' 8" (3.17m x 3.55m)

Bedroom Three 5' 8" x 9' 9" (1.73m x 2.97m)

Family Bathroom 5' 4" x 7' 8" (1.62m x 2.34m)

Shower Room 5' 0" x 4' 7" (1.52m x 1.40m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

Services connected: Gas, Electric, Drainage and Water

Council tax band: B

Tenure: Freehold

