



Connells

Yew Tree Hills  
Dudley



## Property Description

This beautifully renovated detached family home presents modern and contemporary living spaces ideal for families seeking move-in-ready accommodation. The extensive renovation showcases meticulous attention to detail, featuring a spacious modern kitchen, a stylish bathroom, and bright, airy living areas. Additionally, the property boasts a prime location in the heart of Netherton, conveniently close to local shops, schools, transport links, and Russell's Hall Hospital.

## Entrance Porch

Double glazed door to the front.

## Entrance Hall

Door to the front, stairs to first floor accommodation, understairs storage cupboard.

## Living Room

11' into bay x 10' 1" ( 3.35m into bay x 3.07m )

Double glazed window to the front elevation, central heating radiator.

## Dining Room

10' 10" x 9' 10" ( 3.30m x 3.00m )

Double glazed window to the side elevation, central heating radiator.

## Kitchen

17' 9" x 11' 3" ( 5.41m x 3.43m )

A fitted shaker style kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit, electric oven & electric inducted hob with cooker hood over, plumbing for washing machine, space for domestic appliances, hot air heating, double glazed windows to the rear and side, double glazed door to rear leading to conservatory.

## Rear Lobby

## Cloakroom

Low level w.c., double glazed window to the rear.

## Conservatory

14' 9" x 4' 3" ( 4.50m x 1.30m )

Double glazed door to the rear, double glazed windows to the rear & side.

## Garage

11' 2" x 13' 1" ( 3.40m x 3.99m )

Up & over door to the front, power & light,

## First Floor

### Bedroom One

13' 3" x 11' 4" ( 4.04m x 3.45m )

Double glazed window to the front & side, central heating radiator.

### Bedroom Two

11' 6" x 10' 1" ( 3.51m x 3.07m )

Double glazed window to the front , central heating radiator.

### Bedroom Three

10' x 11' 1" ( 3.05m x 3.38m )

Double glazed window to the side , central heating radiator.

## Bathroom

Bath with main shower over, wash hand basin, low level w.c., heated towel rail, tiling, extractor fan, loft access, double glazed window to the front.



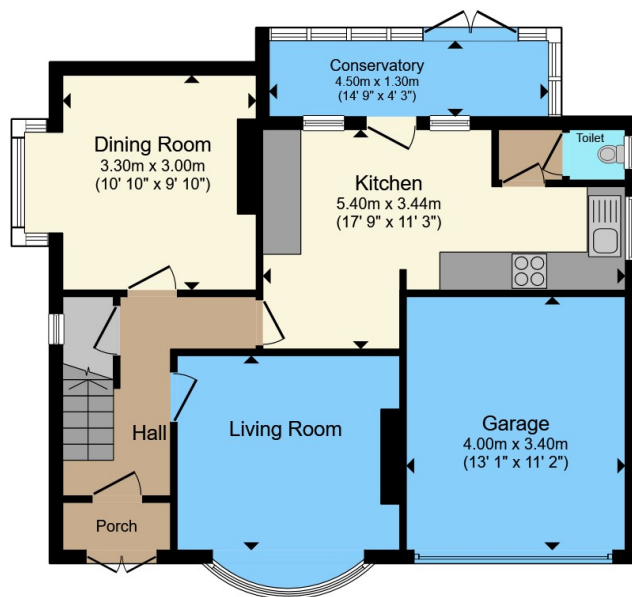
## Outside

To the front of the property slabbed foregarden & Slabbed rear garden.

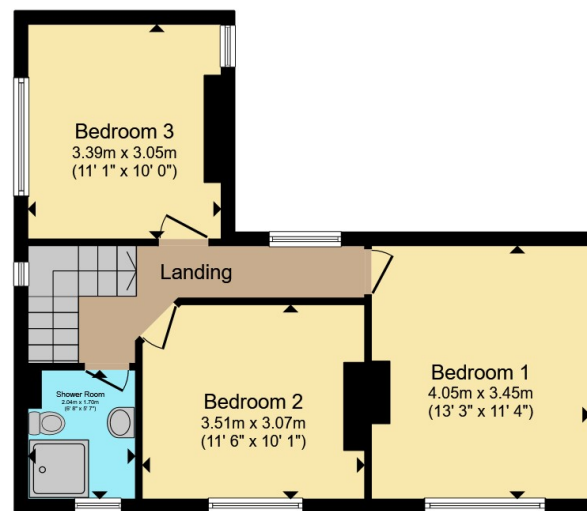








**Ground Floor**



**First Floor**

Total floor area 115.8 m<sup>2</sup> (1,247 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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4 & 5 Stone Street  
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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUD314365](http://connells.co.uk/Property/DUD314365)**



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