



Grove.

FIND YOUR HOME

3 Yew Tree Avenue, Belbroughton, DY9 9SL

Asking Price £350,000

# 3 Yew Tree Avenue

Nestled in the charming village of Belbroughton, Stourbridge, this delightful terraced house on Yew Tree Avenue presents an ideal opportunity for first-time buyers or those looking to downsize. With its welcoming charm and well-proportioned interiors, this property boasts two spacious reception rooms, perfect for both relaxation and entertaining.

The house features three comfortable bedrooms, providing ample space for family or guests, and a well-appointed bathroom that caters to everyday needs. The layout is both practical and welcoming, making it a wonderful place to call home.

One of the standout features of this property is the parking space available for two vehicles, a rare find in village settings. The location itself is a significant advantage, offering a peaceful atmosphere while still being close to essential amenities. Residents will appreciate the excellent schools nearby, ensuring a quality education for children, as well as convenient transportation links that make commuting a breeze.

This property is not just a house; it is a place where memories can be made, and a community can be embraced. Whether you are embarking on your journey as a homeowner or seeking a more manageable living space, this terraced house on Yew Tree Avenue is a splendid choice that combines comfort, convenience, and charm.





## Approach

Approached via driveway with space for two vehicles and weather porch.

## Entrance Hall

With central heating radiator, stairs to the first floor and door through into:

## Living Room 13'1" max x 12'9" max (4.0 max x 3.9 max)

With double glazed bow window to front, central heating radiator, feature fireplace and understairs store cupboard. Door leads through into:

## Utility 6'6" x 6'2" (2.0 x 1.9)

With wood effect flooring, space and plumbing for white goods and doors leading to:

## Kitchen Diner 18'0" max 11'9" min x 15'8" max 6'2" min (5.5 max 3.6 min x 4.8 max 1.9 min)

With dual aspect double glazed windows to side and rear, French doors to the patio and sky lantern overhead. There are two central heating radiators, wood effect flooring and various fitted wall and base units with worksurface over. The matching island offers a breakfast bar, sink with drainage and integrated appliances include a hob with extractor fan overhead, oven and dishwasher, along with space and plumbing for white goods.

## Bathroom

With chrome radiator, tiled flooring and walls, pedestal sink, w.c. and P shaped bath with shower overhead.

## First Floor Landing

With access to loft via hatch and doors leading to:

## Bedroom One 10'2" max x 12'9" max (3.1 max x 3.9 max)

With double glazed window to front, central heating radiator and door through into the w.c.

## W.C.

With obscured double glazed window to front, w.c. and vanity sink with storage and mirror with lighting.

## Bedroom Two 10'2" x 7'10" (3.1 x 2.4)

With double glazed window to rear and central heating radiator.

## Bedroom Three 6'10" x 7'10" (2.1 x 2.4)

With double glazed window to rear and central heating radiator.



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## Garden

With paved patio area and steps down to the lawn, various mature trees and shrubs and shed for storage to the rear.

## Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

## Council Tax

Tax band is B.

## Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

## Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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GROUND FLOOR

1ST FLOOR



FLOORPLAN



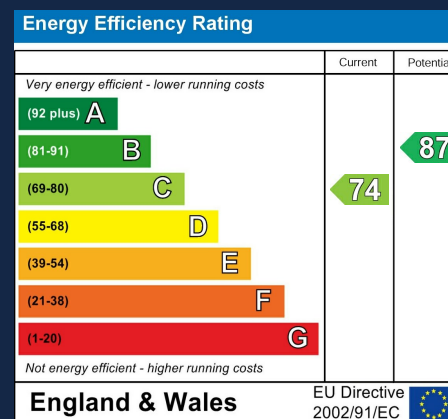
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used at your own risk 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.  
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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