

for sale

offers in the region of **£225,000**



## Yew Tree House North Yew Tree Lane Rowley Regis B65 8BU

A well-presented two bedroom semi-detached property in a popular and convenient location close to shops, transport links and other local amenities. Perfect for first time buyers, this property benefits from modern interiors and accommodation across three floors. Briefly comprising: entrance hall, lounge, kitchen/dining room, two bedrooms, family bathroom, pleasant rear garden. Viewing is recommended to appreciate the accommodation on offer.

# Yew Tree House North Yew Tree Lane Rowley Regis B65 8BU

## Approach

The property has a pebbled foregarden with decorative railings to the front, with a step and pathway leading to front door opening to:

## Entrance Hall

Wood effect flooring, central heating radiator, door to lounge.

## Lounge

Central heating radiator, electric fireplace, wood effect flooring, double glazed window to front elevation, door to inner hall.

## Inner Hall

Central heating radiator, stairs up to first floor accommodation, storage cupboard, wood effect flooring, door to kitchen/dining room.

## Kitchen/Dining Room

A good sized kitchen/dining room boasting lots of natural light. Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated oven, electric hob, cooker hood over, space and plumbing for appliances, boiler, spotlights to ceiling, large double glazed skylight to ceiling, double glazed window to rear elevation, space for dining table, radiator, door to rear garden.

## First Floor Landing

Central heating radiator, stairs up to second floor accommodation, doors to:

## Bedroom One

Central heating radiator, large fitted wardrobes, double glazed window to front elevation.

## Family Bathroom

Bath with shower over, low level W.C, pedestal wash hand basin, part tiling to walls, heated towel rail, extractor, double glazed window to rear elevation.



## Second Floor Landing

Storage cupboard, double glazed window to side elevation, door to bedroom two.

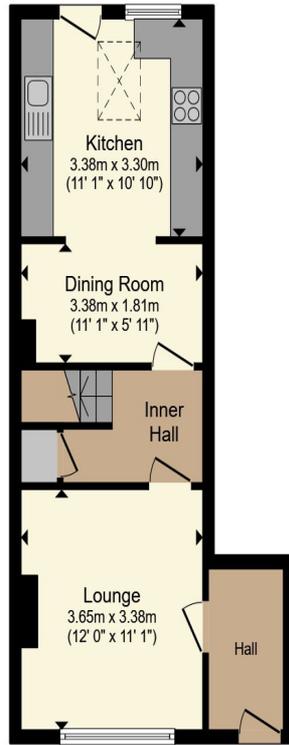
## Bedroom Two

Central heating radiator, double glazed window to side elevation, double glazed skylight to roof.

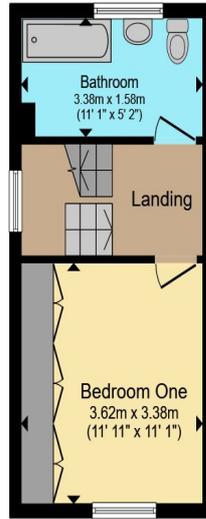
## Pleasant Rear Garden

A well kept, pleasant rear garden with a large decking area and planting borders. There is a further slabbed garden area beyond, plastic shed, outside tap, additional planting bed, steps down to rear gated access to Duke Street. The rear garden is fully enclosed by fencing.

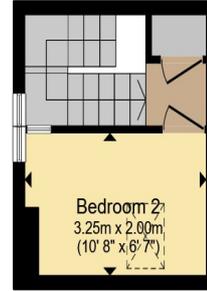




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 78.3 m<sup>2</sup> (843 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)



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Property Ref: HSW316481 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

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