

HUNTERS®

HERE TO GET *you* THERE



Yew Tree Road

Dudley, DY2 0LG

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Council Tax: A



49 Yew Tree Road

Dudley, DY2 0LG

£225,000



Front of The Property

There is a chipping stone driveway, shrubbed borders, gated side access and a double glazed door to entrance hall.

Entrance Hall

With a double glazed door leading from the front of the property, doors to various rooms, stairs to first floor landing, and a central heating radiator.

Lounge

13'9" x 11'9" (4.2m x 3.6m)

With a door leading from the entrance hall, feature fireplace, door to kitchen, double glazed window to front and a central heating radiator.

Kitchen/Diner

18'4" x 7'2" (5.6m x 2.2m)

With a door leading from the lounge, a range of wall and base units, one and a half stainless steel sink drainer, tiled splashback, four burner gas hob with vent above, oven, plumbing for washing machine, space for large fridge/freezer, recessed spotlights, sliding door to conservatory, double glazed window to rear and a central heating radiator.

Conservatory

7'2" x 9'2" (2.2m x 2.8m)

With a sliding door leading from the kitchen diner, double glazed door to garden.

Bathroom (Downstairs)

5'10" x 6'2" (1.8m x 1.9m)

With a door leading from the entrance hall, W/C, hand wash basin into vanity unit, tiled splashback, corner shower unit with sliding screen, double glazed window to side, and a chrome heated towel rail.

Landing

With stairs leading from the entrance hall, doors to various rooms, loft access, and double glazed window to side.

Bedroom Three

8'2" x 6'10" (2.5m x 2.1m)

With a door leading from the landing, double glazed window to rear and a central heating radiator.

Bedroom Two

9'10" x 10'9" (3m x 3.3m)

With a door leading from the landing, double glazed window to front and a central heating radiator.

Upstairs Cloakroom

4'7" x 6'2" (1.4m x 1.9m)

With a door leading from the landing, W/C, hand wash basin, tiled splashback, double glazed window to front and a central heating radiator.

Bedroom One

11'5" x 11'5" (3.5m x 3.5m)

With a door leading from the landing, double glazed window to rear and a central heating radiator.

Garden

With double glazed doors leading from the conservatory, slab patio, decorative chipping stones and gated side access.



Road Map



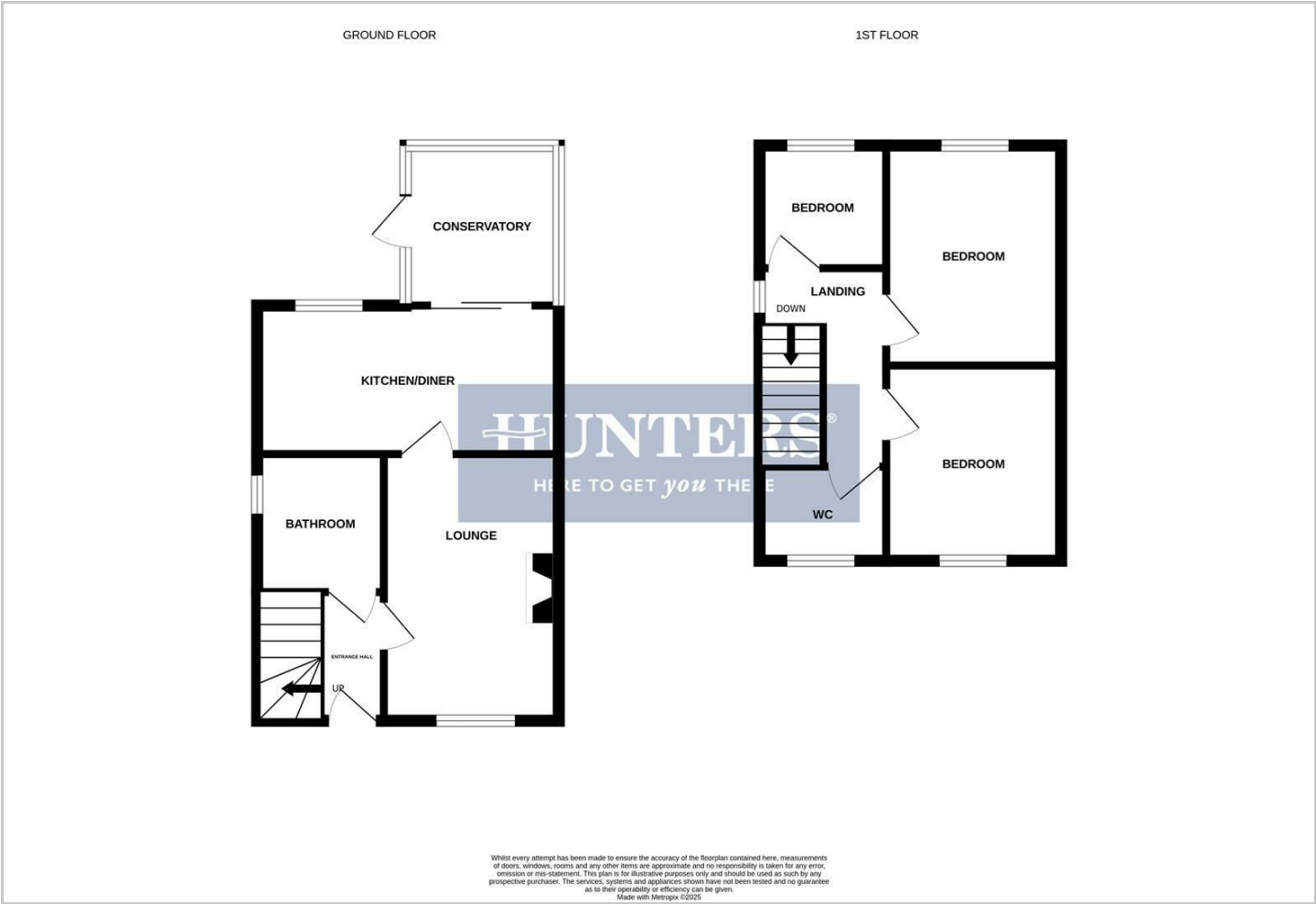
Hybrid Map



Terrain Map



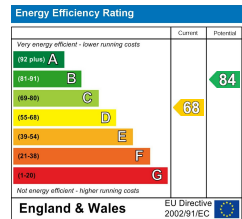
Floor Plan



Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.