



Yew Tree House South Yew Tree
Rowley Regis, B65 8BU

Offers In The Region Of £260,000

Property Description

An extended three bedroom, three storey, semi detached property, within walking distance to convenient amenities and a short distance away from Rowley Regis train station.

This well presented property is boasting storage throughout and is briefly comprising of; entrance hall, lounge, extended kitchen diner, utility area, downstairs WC and cellar. First floor accommodation comprises of house bathroom and two bedrooms, with stairs leading to second floor accommodation and the master bedroom and en-suite shower room.

A well maintained garden and off road parking is accessible to the rear of the property via Duke Street. Definitely not one to miss. EPC - C / CT Band - B

Location

Rowley Regis is located on the outskirts of Halesowen and Oldbury and is a popular location for commuters to Birmingham. The local motorway links are within easy reach and the area has great bus and rail links with Rowley Regis train station servicing Birmingham City Centre and Stourbridge Junction.

Entrance Hall

Stairs to first floor accommodation. Door into:

Lounge

Wall mounted electric fire installed. Windows to side and front. TV and telephone points available. Door into:

Extended Fitted Kitchen Diner

A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, built in gas hob with extractor hood built over, integral electric oven/grill and built in fridge. Partly tiled walls and laminate flooring throughout. French patio doors offer access to rear of property. Velux windows are installed with a further window to the rear. Internal door leads to utility area.

Utility Area

Built in storage available. Doors to cellar and downstairs WC.

Cellar

Plumbing for a washing machine installed. Ample storage facilities.

Downstairs Wc

Low level flush WC and wash hand basin installed.

First Floor Landing

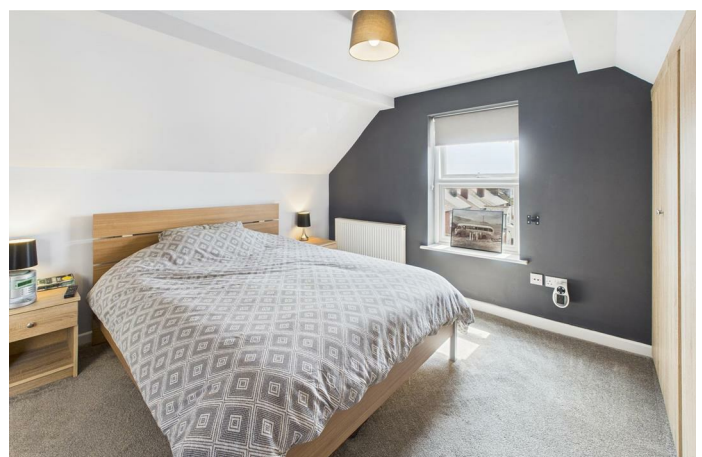
Stairs to second floor accommodation. Window to rear. Doors to bedrooms two & three and main house bathroom.

Bedroom Two

Windows to side and front. Built in recess ideal for wardrobe storage.

Bedroom Three

Window to front. Built in over stairs storage.



Bathroom

Window to rear. Three piece bathroom suite comprising; low level flush WC, pedestal wash hand basin and bath with mixer shower over. Partly tiled walls and laminate flooring. Heated towel rail installed. Built in storage.

Second Floor Landing

Velux window installed to front. Door into:

Master Bedroom

Window to side. Built in fitted wardrobes.

En-Suite Shower Room

Three piece suite comprising of; low level flush WC, vanity unit wash hand basin and a separate single shower cubicle with a mains fed shower unit installed. Window to side.

Rear of the Property

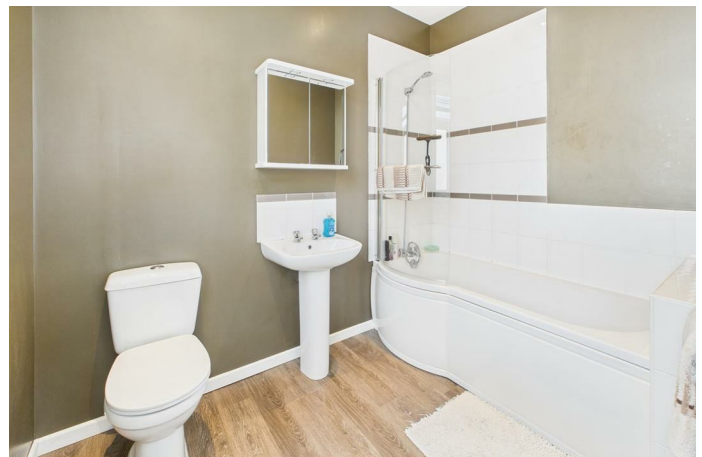
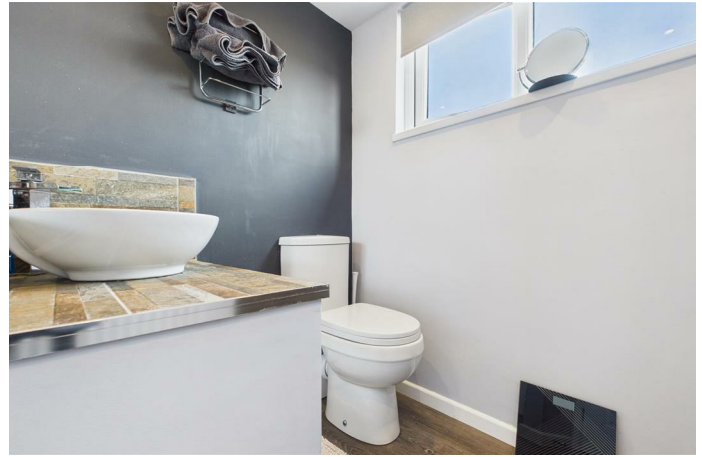
Slabbed dining patio area with small lawn and slabbed pathway leading to rear boundary. Sheds installed. Side and rear access available. Off road parking suitable for one vehicle to the very rear of the property.

Tenure

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.