



# 2 YEW TREE LANE FAIRFIELD

We build great relationships,  
not just excellent homes.



LexAllan  
Grove *Village*

Significantly renovated and extended  
3 bedroom detached bungalow





Eden Homes are proud to present this exceptional three bedroom detached bungalow, offering a superior standard of living in a popular location in the village of Fairfield. The bungalow has been thoughtfully extended and renovated with modern living in mind. It offers a bright and generous layout, boasting 1560sq. ft. of living accommodation.

Upon entering the property, you are welcomed into the spacious reception hall. This leads off to three double bedrooms and a family bathroom, with the master bedroom benefiting from an en-suite. The hallway also leads through to an impressive open plan kitchen/dining/living room fitted with a range of integrated appliances and French doors leading out onto the garden. The utility room, which lies off the kitchen, includes further storage units. A separate, spacious lounge, also with doors opening onto the garden, provides comfort and space to relax, making this an ideal property for those looking to downsize or for those looking for a family home.

Externally, the house is set well back from the road with a large driveway and parking area, easily capable of accommodating 3 cars, framed by a well screened planted front garden. The property also benefits from a spacious rear garden, offering a great space for entertaining and ample room for any keen gardeners to apply their own vision.





## SPECIFICATION

Every Eden home comes with high quality fittings as standard, but we do appreciate that when buying a home, you will want to make it your own. With that in mind, we offer purchasers the option to choose from several styles and colours of kitchen units in addition to kitchen flooring. In the bathroom and en-suite (subject to build stage), there is also a choice of wall tiles and flooring.

Furthermore, depending on where things are in the building process, why not take the chance to upgrade from a range of fabulous extras that we are able to offer?

Please check with Lex Allan & Grove at the point of enquiry as to what choices are available.

## LOCATION

This is a fantastic opportunity to purchase a unique property in an excellent location, with easy access to local amenities, excellent schooling opportunities and surrounding countryside. This home is also perfectly positioned within easy reach of Bromsgrove Town Centre and provides very convenient access to the national motorway network nearby at Junction 4 of the M5 or Junction 1 of the M42.

## MEASUREMENTS

Lounge:	4m x 7m
Kitchen Dining Living:	4.8m x 6.3m
Utility:	2m x 2.5m
Master Bedroom:	4m x 3.6m
Rear Bedroom:	3.7m x 3.6m
Front Bedroom:	3.6m x 3.6m
Entrance Hallway:	4.5m x 2.7m
Bathroom:	3.3m x 2.5m





## ABOUT EDEN HOMES

A commitment to quality and a dedication to detail is the simple rule that has seen Eden Homes grow from strength-to-strength since being founded in 2001.

We are a family owned business specialising in providing bespoke housing projects. We are not bulk builders; we have always wanted to remain a niche developer of quality homes, with tailored designs and superior construction, so that every home we build has its own stamp of individuality to suit its location.

Our construction division works with a small, well-established team of highly-skilled tradesman who have proven their worth over a number of years and who take great pride in their workmanship, crafting homes to our exacting standards.



## GET IN TOUCH

Lex Allan & Grove Village's offices are located in the centre of Hagley village, serving the villages of North Worcestershire.

We're here to offer first-rate knowledge and a professional service, guiding you through every step of the way.

Viewing is by prior appointment with:

**Lex Allan & Grove Village Estate Agents**

129 Worcester Road, Hagley, Worcestershire DY9 0NN.

Tel: **01562 270 270**

E-mail: [hagley@lexallangrove.com](mailto:hagley@lexallangrove.com)

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**LexAllan  
Grove** Village



These particulars are for illustration only and consequently should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified matters prescribed by any Order made under the Property Misdescriptions Act 1991.

Dimensions are taken from plans and not from the completed property and therefore should be used for general guidance only and should not be relied upon or used for floor sizes, appliance spaces, or proposed furniture or fixtures, fittings or placement. Illustrated furniture, kitchen, bathrooms and en-suite layouts may be of a different size to that of a purchasers own. Images are taken from a recently built Eden Homes development unless otherwise specified.

Lenses used for internal photography may not accurately reproduce appearance, dimensions or colour tone. These particulars form no part of any contract whatsoever nor do they form any type of guarantee or warranty.

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