

**AP MORGAN**



**Yew Tree Lane, Rowley Regis, West Midlands**  
Offers in the region of £350,000



**Features:**

- Detached family home
- Three spacious bedrooms
- Two generous sized reception rooms
- Modern and fully equipped kitchen
- Ground floor and first floor bathrooms
- Convenient utility room
- Beautiful rear garden
- Garage and large driveway

**Description:**

Introducing this beautifully presented detached family home, offering three spacious bedrooms, two generously sized reception rooms, a well-equipped kitchen, and a fantastic rear garden, with the added benefits of a garage and multi-car driveway, situated in a great location in Rowley Regis.

On arrival, the property presents a large driveway, suitable for accommodating multiple vehicles, as well as a garage for additional parking, with a side door.

On entry, the ground floor leads you through the spacious entrance hall, comprising the stairs to the first floor with a storage cupboard underneath, as well as plenty of room for coat and shoe storage. Turning right in the hall, you enter the first reception room, a great space for relaxation and family entertainment, featuring a log burner and a bay window allowing plenty of natural light to flow through. Back through the hall is the main lounge, another generous space for comfort, with a multi-fuel burning fireplace and French doors opening onto the rear garden.

The hall then flows through into the kitchen, which is well equipped with ample storage cupboards and worktop space, an integrated oven, microwave, and dishwasher, and room for freestanding appliances. The kitchen opens into the dining room, a great space for family meals, with sliding doors allowing access to the rear garden, as well as another door opening into the utility room, fitted with cupboards, worktop space, and a sink. Leading on from here is an internal door to the garage and a downstairs WC fitted with a toilet, wash basin with under-sink storage, and a shower cubicle.

The first floor opens onto the landing, which includes a storage cupboard and leads to two generous double bedrooms, ideal for comfort and storage units, and a third bedroom, a single, also with enough room for storage. The family bathroom is also situated on the first floor and is nicely fitted with a toilet, a sink with under-sink storage, and a shower cubicle, with multiple cupboards for storage.





The rear garden is initially paved, creating a great space for outdoor furniture and dining, with a path leading to the end of the garden, where there is a stoned area with a shed, ideal for gardening equipment and storage. The remainder of the garden is laid to lawn, with bordering hedges and shrubbery adding character and detail.

Situated in Rowley Regis, this property is well positioned for excellent local schooling and amenities, with fantastic transport links and road networks offering easy access to Dudley, Birmingham, Wolverhampton, and the M5 network.

**Details:**

**Entrance Hall**

**Reception Room** 10'11" x 12'9" (3.33m x 3.89m)

**Lounge** 15'6" x 12'2" (4.72m x 3.7m)

**Kitchen** 16'7" x 7'5" (5.05m x 2.26m)

**Dining Room** 9'11" x 11'10" (3.02m x 3.6m)

**Utility Room** 6'4" x 7'7" (1.93m x 2.3m)

**WC** 11'8" x 2'11" (3.56m x 0.9m)

**Garage** 14'2" x 12'9" (4.32m x 3.89m) Both Max

**Landing**

**Bedroom One** 10'4" x 12'2" (3.15m x 3.7m)

**Bedroom Two** 10'10" x 10'10" (3.3m x 3.3m)

**Bedroom Three** 7'3" x 9'4" (2.2m x 2.84m)

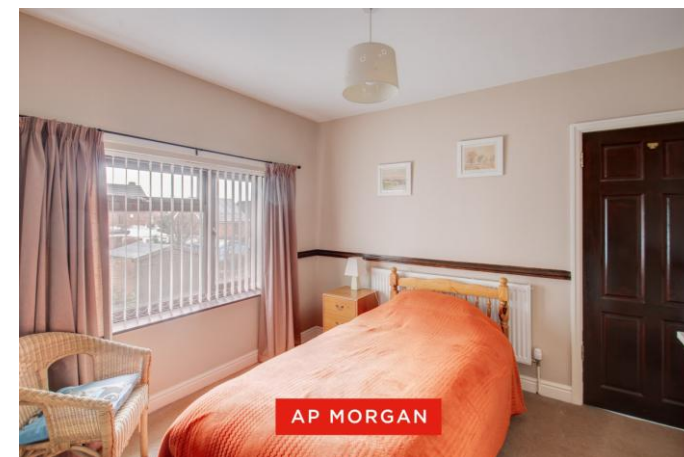
**Bathroom** 7'1" x 8' (2.16m x 2.44m)

**EPC Rating:** D

**Council Tax Band:** D (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

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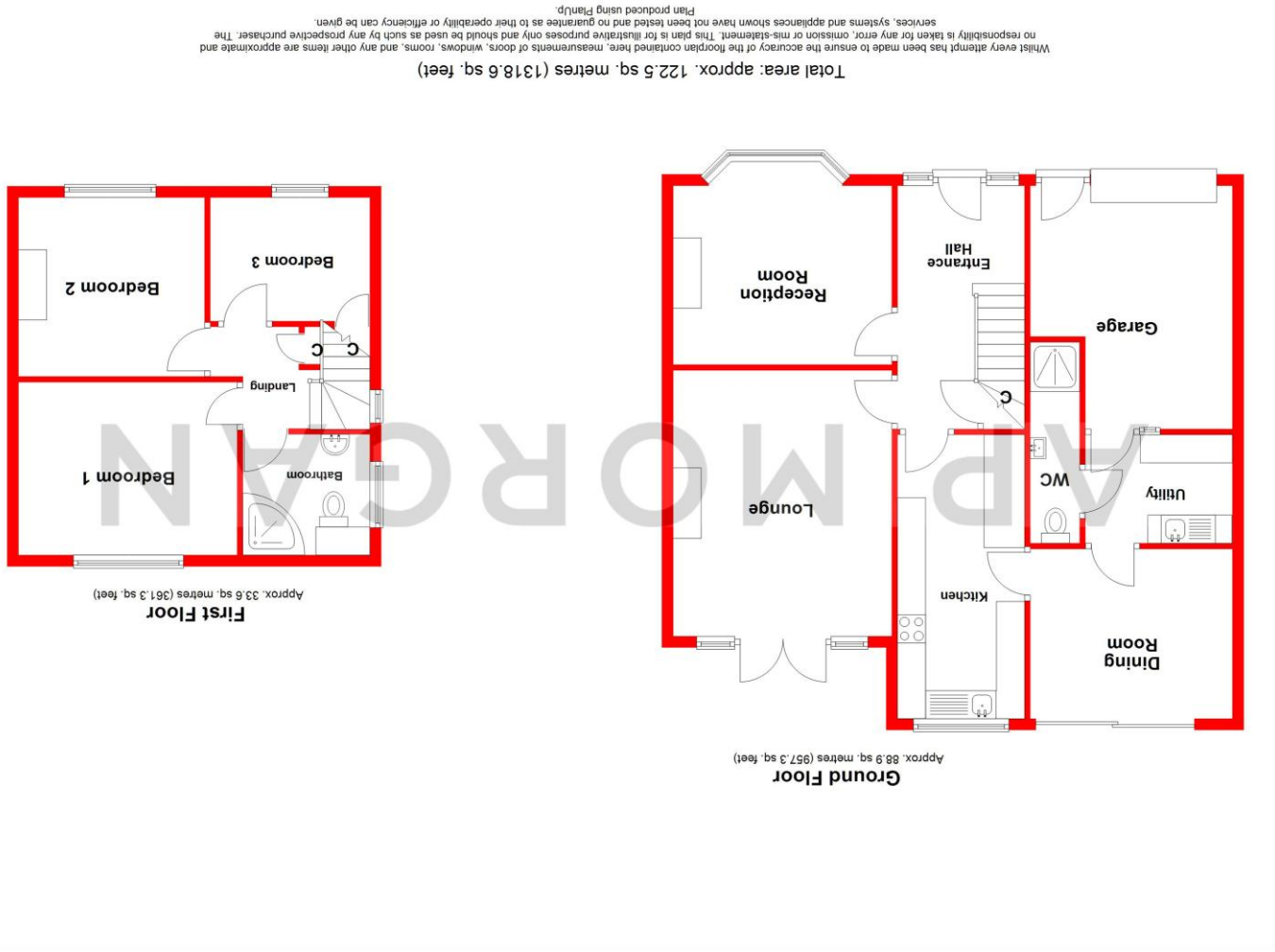
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