

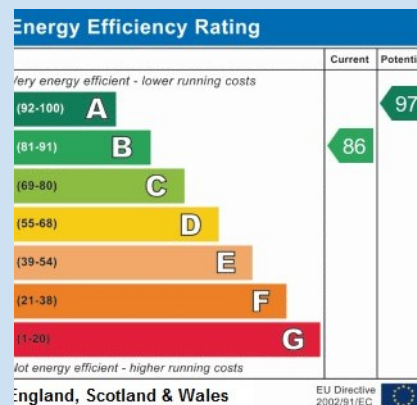
64 Yew Tree Meadow, Hadley TF1 6AN



£ 2 0 9 , 9 5 0 r e g i o n

Nicely presented three bedroom family home, well placed for access to excellent local schooling and the major road network.

The accommodation includes entrance hall with cloakroom/W.C., and large kitchen/dining room with doors opening onto the south facing rear garden. The first floor offers a lounge with balcony overlooking the rear, bedroom and adjacent bathroom, with a further two bedrooms on the second floor (one benefits from its own en-suite). There is driveway parking for two vehicles and the rear garden features a patio area for outside dining, lawn and useful garden shed.

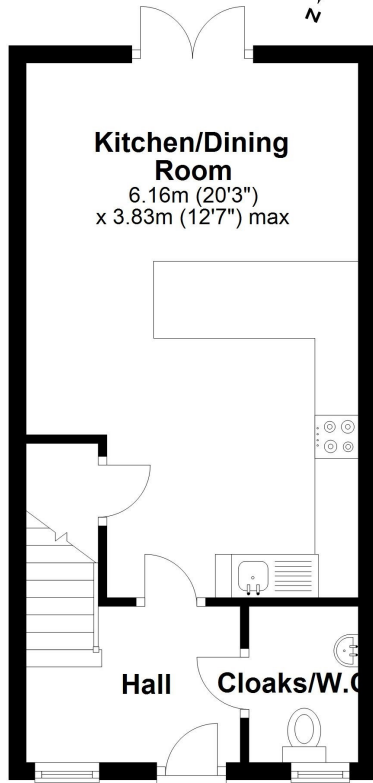






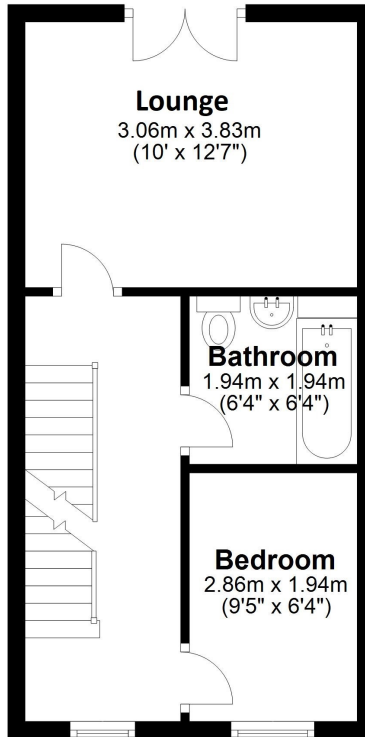
Ground Floor

Approx. 30.9 sq. metres (332.2 sq. feet)



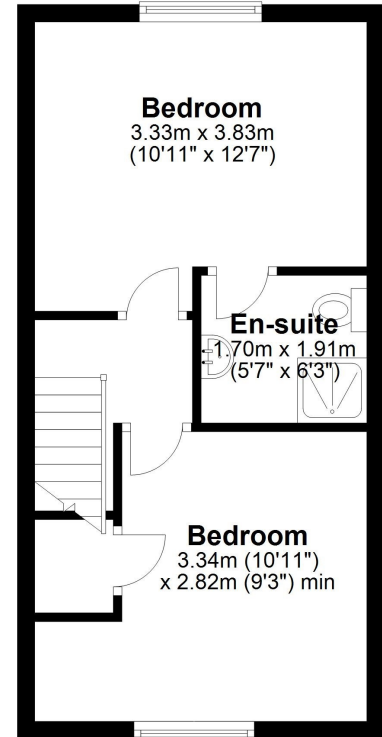
First Floor

Approx. 30.9 sq. metres (332.2 sq. feet)



Second Floor

Approx. 30.9 sq. metres (332.2 sq. feet)



Total area: approx. 92.6 sq. metres (996.6 sq. feet)

Tenure Freehold **Council tax** Band C

Estate maintenance charges of £180 p.a.

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 14th October 2021