



44 Ashton Park Drive,  
Withymoor Village, DY5 3ER

**Taylors**

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*STYLISHLY PRESENTED & BEAUTIFULLY PROPORTIONED, MODERN STYLE, SEMI-DETACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Entrance Hall
- Sitting Room - 13' 3" x 10' 2" (4.04m x 3.10m)
- Kitchen Diner - 13' 3" x 10' 0" (4.04m x 3.05m)
- FIRST FLOOR
  - Landing
  - Bedroom 1 - 13' 3" x 9' 4" (4.04m x 2.84m)
  - Bedroom 2 - 11' 2" x 6' 8" (3.40m x 2.03m)
  - Bathroom - 6' 2" x 5' 6" (1.88m x 1.68m)
- OUTSIDE
  - Driveway
  - Additional Parking Space
  - Stunning Garden
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

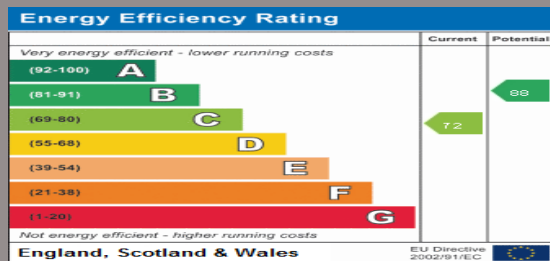


This STYLISHLY PRESENTED & BEAUTIFULLY PROPORTIONED, MODERN STYLE, TWO BED-ROOM, SEMI-DETACHED RESIDENCE is wonderfully situated within this EXTREMELY SOUGHT AFTER CUL-DE-SAC, which is located on the fringes of the POPULAR WITHYMOOR VILLAGE and furthermore encompasses a DECEPTIVELY SPACIOUS & VERY WELL MAINTAINED LAYOUT of accommodation, of which is PERFECTLY SUITED for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS looking to get onto the PROPERTY LADDER. This FANTASTIC PROPERTY must be viewed at the earliest opportunity if to be fully appreciated and combined with having an EXTENSIVE RANGE of POPULAR SCHOOLING & AMENITIES (such as Merry Hill Shopping Complex & the nearby Canal Network) close by, in brief comprises: Entrance Hallway, Attractive Sitting Room, Modern Well Fitted Dining Kitchen (with Slimline Dishwasher), Landing, Two Well Proportioned First Floor Bedrooms & Well Appointed White Suite House Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING, Additional Parking Space, Double Glazing, Gas Central Heating & Stunning Re-Landscaped Astro Turf Rear Garden with Initial Patio Area for Alfresco Dining. EPC: C/ Council Tax Band: B. BHS10144

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.





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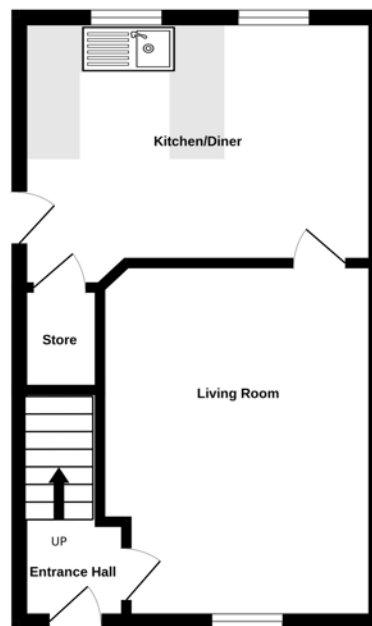


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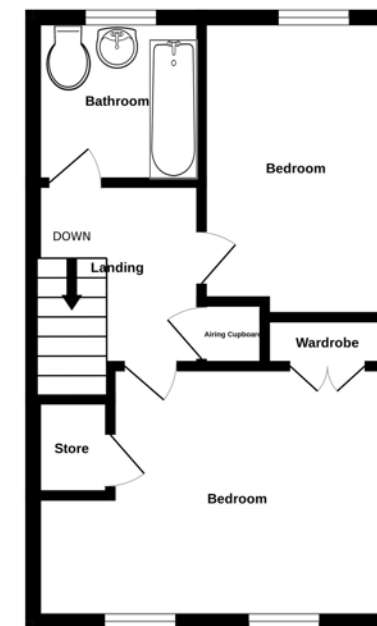
Offices at:

KINGSWINFORD      HALESOWEN  
 STOURBRIDGE      BRIERLEY HILL      SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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