



305 Gayfield Avenue,  
Withymoor Village, DY5 3JE

**Taylor's**



# 305 Gayfield Avenue, Withymoor Village, DY5 3JE

*TRULY STUNNING & BEAUTIFULLY  
MODERNISED, SEMI-DETACHED  
RESIDENCE*

## ROOM DIMENSIONS GROUND FLOOR

- Entrance Porch
- Stylishly Decorated Sitting Room - 15' 8" x 12' 8" (4.77m x 3.86m)
- Office / Study - 7' 6" x 6' 2" (2.28m x 1.88m)
- Gorgeous Dining Room - 10' 8" x 7' 6" (3.25m x 2.28m)
- Stunning Re-Fitted Kitchen - 15' 8" x 10' 3" (4.77m x 3.12m)

## FIRST FLOOR

- Landing
- Bedroom 1 - 11' 3" x 9' 3" (3.43m x 2.82m)
- Bedroom 2 - 8' 9" x 8' 4" (2.66m x 2.54m)
- Bedroom 3 - 8' 7" x 6' 10" (2.61m x 2.08m)
- Luxury Re-Appointed Bathroom - 6' 4" x 5' 6" (1.93m x 1.68m)
- OUTSIDE
- Large Driveway
- Beautifully Landscaped Rear Garden

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.



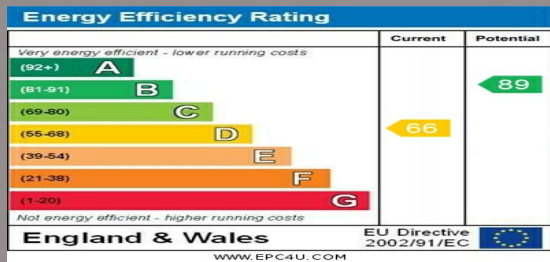
This TRULY STUNNING & BEAUTIFULLY MODERNISED, EXPENSIVELY APPOINTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is SUPERBLY situated within the EXTREMELY SOUGHT AFTER area of WITHYMOOR VILLAGE, which has an abundance of QUALITY SCHOOLING close by, and furthermore encompasses a COMPREHENSIVELY REFURBISHED & STYLISHLY DECORATED LAYOUT of accommodation, of which is PERFECTLY suited for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS. This GORGEOUSLY PRESENTED PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated, and together being with being DOUBLE GLAZED & GAS CENTRALLY HEATED throughout, in brief comprises: Entrance Porch / Hall, Stylishly Decorated Sitting Room, Useful Study / Home Office, Separate Dining Room / Further Reception Room, Stunning Re-Fitted Kitchen with Integrated Appliances & Island, Landing, Three Well Proportioned First Floor Bedrooms & Luxury Well Appointed House Bathroom. Furthermore with Impressive & Large Driveway which provides AMPLE OFF ROAD PARKING and Splendidly Landscaped Rear Garden with Initial Patio Area for Alfresco Dining. Tenure: Freehold. EPC: D. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, Superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). BHS10207

MISREPRESENTATION ACT 1967

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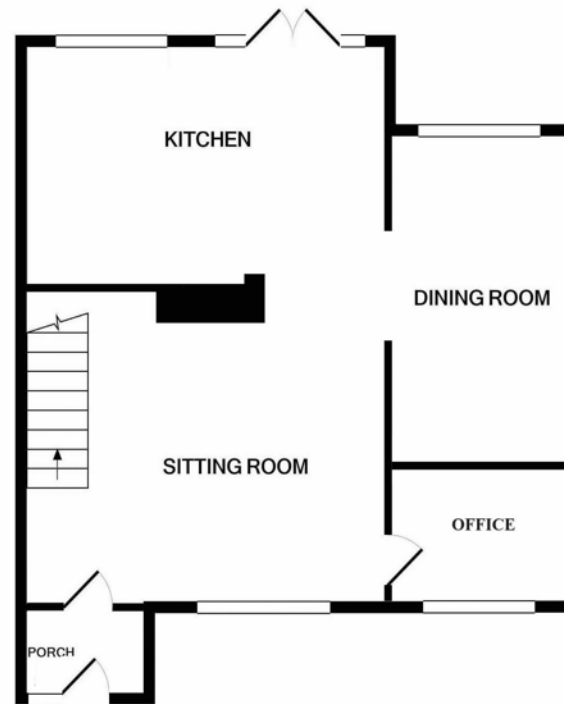
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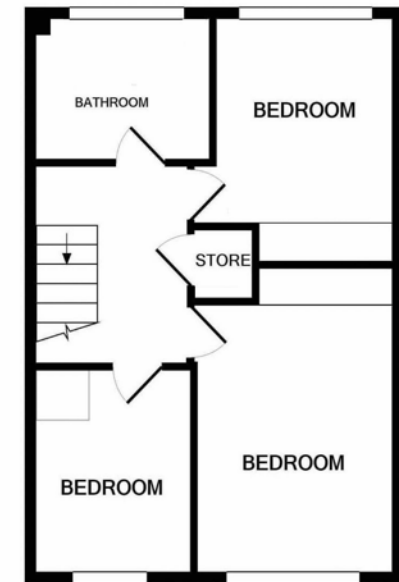
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KINGSWINFORM HALESOWEN  
STOURBRIDGE BRIERLEY HILL SEDGLEY



GROUND FLOOR



1ST FLOOR

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