



Taylors

Gayfield Avenue, Withymoor Village, Brierley Hill, DY5 2SU

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Superbly situated within the EXTREMELY SOUGHT AFTER & DESIRABLE Withymoor Village, is this BEAUTIFULLY PRESENTED & WONDERFULLY MAINTAINED, TWO BEDROOM, SEMI-DETACHED RESIDENCE. This VERY WELL PROPORTIONED & DECEPTIVELY SPACIOUS PROPERTY is PERFECTLY SUITED for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS and together with offering an EXCITING OPPORTUNITY to get onto the property ladder, encompasses a MOST APPEALING & WELL ARRANGED layout of accommodation with both Double Glazing & Gas Central Heating. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which combined with having an EXTENSIVE RANGE of POPULAR SCHOOLING & LOCAL AMENITIES (Such as Merry Hill Shopping Complex) close by, in brief comprises: Entrance Hallway, Modern Well Fitted Kitchen, Stylish Rear Sitting Room, Landing, Two Well Proportioned First Floor Bedrooms & Beautifully Appointed House Bathroom. Furthermore with EXCELLENT TARMAC DRIVEWAY which provides AMPLE OFF ROAD PARKING, Garage & Lovely Rear Garden with Well Maintained Lawn with Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Modern Well Fitted Kitchen - 3.3m x 2.31m (10'10" x 7'7")

(Measurements taken at widest available points)

Stylishly Decorated Sitting Room - 4.29m x 3.89m (14'1" x 12'9")

(Measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 3.68m x 3.43m (12'1" x 11'3")

(Measurements taken at widest available points)

Bedroom 2 - 3.43m x 2.36m (11'3" x 7'9")

(Measurements taken at widest available points)

Well Appointed House Bathroom

OUTSIDE

Impressive Good Sized Driveway

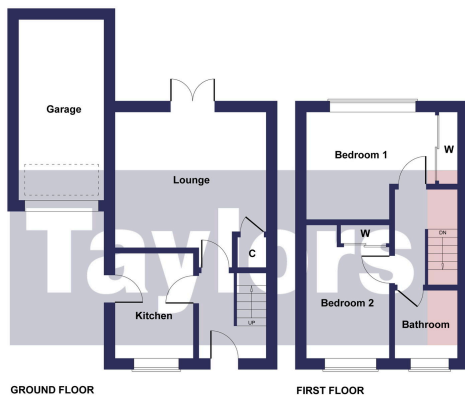
Garage

Wonderful Rear Garden

EPC: C. 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). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.



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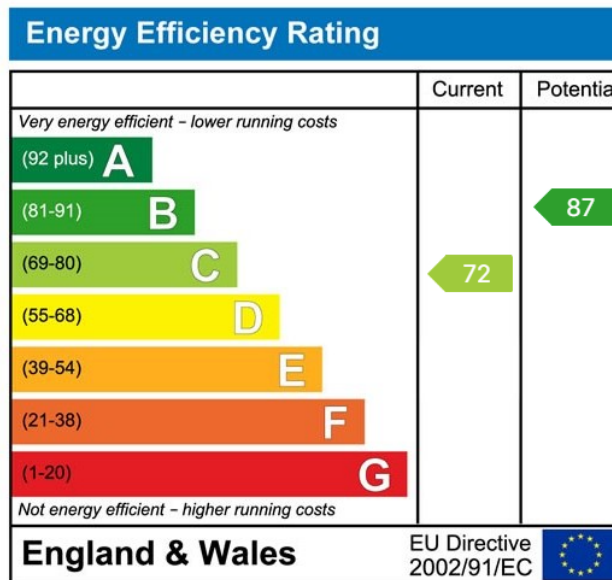
GROUND FLOOR

FIRST FLOOR

FOR GUIDE PURPOSES ONLY:

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- BEAUTIFULLY PRESENTED & WONDERFULLY MAINTAINED, SEMI-DETACHED RESIDENCE
- EARLY VIEWING ESSENTIAL
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS
- LUXURY WELL APPOINTED HOUSE BATHROOM
- EXTENSIVE RANGE OF POPULAR SCHOOLING CLOSE BY
- EXTREMELY SOUGHT AFTER & DESIRABLE WITHYMOOR VILLAGE LOCATION
- PERFECT FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- ATTRACTIVE WELL FITTED KITCHEN
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- DECEPTIVELY SPACIOUS LAYOUT WITH BOTH DOUBLE GLAZING & GAS CENTRAL HEATING



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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.