



Taylors

Channon Drive, Withymoor Village, Brierley Hill, DY5 2SR

Offers In Region Of £285,000

3 1 2



A BEAUTIFULLY PRESENTED & INCREDIBLY SPACIOUS, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated on a FANTASTIC CORNER PLOT within this POPULAR & ADMIRERED CUL-DE-SAC, and furthermore encompassing a VERY WELL PROPORTIONED & NICELY MAINTAINED layout of accommodation with both Double Glazing & Gas Central Heating. This MOST APPEALING & LARGE PROPERTY offers a FANTASTIC OPPOTUNITY for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS to purchase a WONDERFUL FAMILY HOME which is Very Well Maintained throughout and all together offers the IDEAL COMBINATION of modern living, spacious accommodation and a hugely DESIRABLE residential location. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which in brief comprises: Reception Hall, Stunning Well Fitted Kitchen, Attractive & Spacious Sitting Room, Separate Dining Room, Landing, Three LARGE & Well Proportioned First Floor Bedrooms (Master Bedroom with En-Suite W.C) & Luxury Four Piece Suite House Bathroom. Furthermore with SPLENDID FAMILY HOME is complemented with a Driveway which provides OFF ROAD PARKING, Extensive Fore & Side Gardens, Excellent & Lengthy Garage and Good Sized Rear Garden with Well Maintained Lawn & Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Spacious Sitting Room - 5.24m x 4.05m (17'2" x 13'3")

Modern Well Fitted Kitchen - 3.75m x 2.44m (12'3" x 8'0")

Separate Dining Room - 5.24m x 2.48m (17'2" x 8'1")

FIRST FLOOR

Landing

Bedroom 1 - 4.03m x 3.85m (13'2" x 12'7")

En-Suite W.C

Bedroom 2 - 4.07m x 3.23m (13'4" x 10'7")

Bedroom 3 - 4.08m x 1.97m (13'4" x 6'5")

Luxury House Bathroom - 2.33m x 2.12m (7'7" x 6'11")

OUTSIDE

Driveway

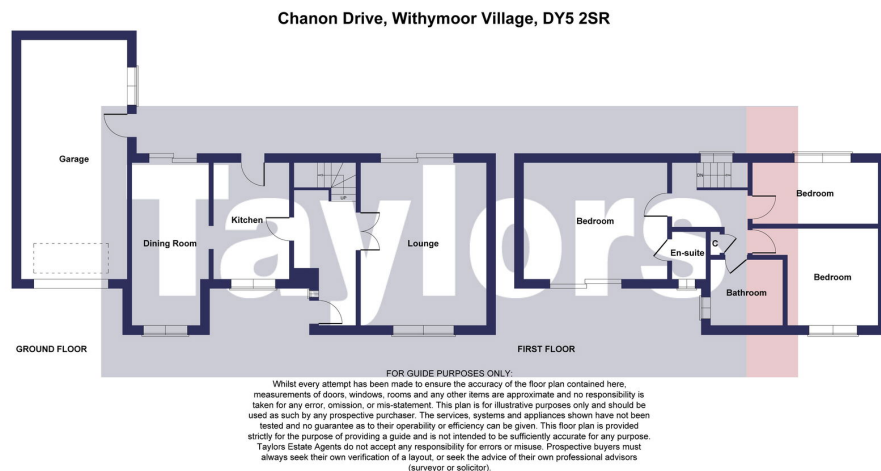
Fore & Side Gardens

Garage

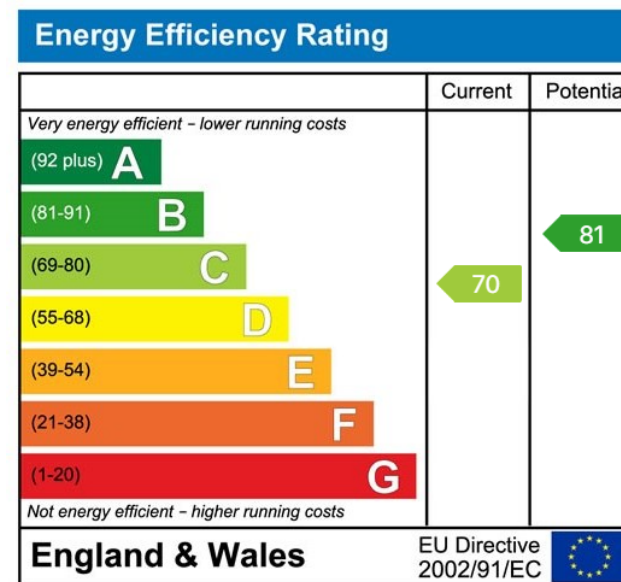
Lovely Rear Garden

EPC: C. Council Tax Band: C. 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.





- BEAUTIFULLY PRESENTED & INCREDIBLY SPACIOUS, SEMI-DETACHED RESIDENCE
- TWO CHARMING RECEPTION ROOMS
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING & EXCELLENT GARAGE
- EXTENSIVE RANGE OF POPULAR SCHOOLING CLOSE BY
- LUXURY FOUR PIECE SUITE BATHROOM
- THREE LARGE FIRST FLOOR BEDROOMS
- MODERN WELL FITTED KITCHEN
- SOUGHT AFTER WITHYMOOR VILLAGE LOCATION
- GOOD SIZED REAR GARDEN
- SUPERBLY PROPORTIONED LAYOUT WITH DOUBLE GLAZED & 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.