



Taylors

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

Offers In Region Of £290,000

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A STUNNING, THOUGHTFULLY ENLARGED & EXPENSIVELY APPOINTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE wonderfully situated within this SOUGHT AFTER & DESIRABLE RESIDENTIAL LOCATION, and furthermore encompassing a SUPERBLY PROPORTIONED & IMMACULATEDLY MAINTAINED layout of accommodation with both Gas Central Heating & Double Glazing. This DECEPTIVELY SPACIOUS & VERY WELL ARRANGED PROPERTY offers an EXCITING OPPORTUNITY for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS to purchase a FANTASTIC FAMILY HOME which is BEAUTIFULLY PRESENTED throughout and all together offers the PERFECT COMBINATION of contemporary living, incredibly spacious ground floor accommodation and a hugely ADMIREED residential location. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which in brief comprises: Entrance Porch / Hall, Attractive & Spacious Sitting Room, Stunning Well Fitted Dining Kitchen, Lovely Snug / Office, Useful Utility Room, Modern Ground Floor Shower Room, Landing, Three Well Proportioned First Floor Bedrooms & Luxury Well Appointed House Bathroom. Furthermore, this BEAUTIFUL HOME is complemented with a Large Impressive Driveway which provides OFF ROAD PARKING for Numerous Vehicles, Garage and Attractively Landscaped Rear Garden which is Low Maintenance & Ideal for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Hallway

Attractive Sitting Room - 4.89m x 3.91m (16'0" x 12'9")

Stunning Well Fitted Dining Kitchen - 4.84m x 2.41m (15'10" x 7'10")

Snug / Home Office - 2.9m x 2.18m (9'6" x 7'1")

Useful Utility Room - 2.6m x 2.23m (8'6" x 7'3")

Modern Ground Floor Shower Room

FIRST FLOOR

Landing

Bedroom 1 - 3.7m x 2.92m (12'1" x 9'6")

Bedroom 2 - 3.69m x 2.93m (12'1" x 9'7")

Bedroom 3 - 2.63m x 1.86m (8'7" x 6'1")

Luxury House Bathroom - 2.44m x 1.91m (8'0" x 6'3")

OUTSIDE

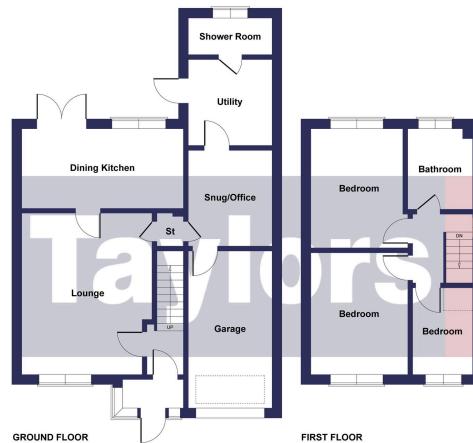
Impressive Driveway

Garage - 4.76m x 2.53m (15'7" x 8'3")

Nicely Landscaped & Low Maintenance 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.



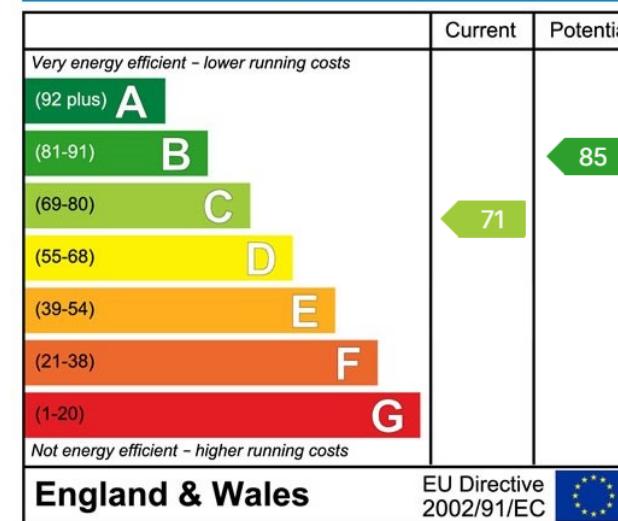


FOR GUIDE PURPOSES ONLY
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. The floor plan is intended strictly for the purpose of providing a guide and is not intended to be currently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misprints. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



- PERFECT FOR GROWING FAMILIES
- LUXURY RE-APPOINTED HOUSE BATHROOM
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- MODERN GROUND FLOOR SHOWER ROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING (FROM WORCESTER BOILER)
- STUNNING RE-FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES
- EARLY VIEWING ESSENTIAL
- EXTREMELY SOUGHT AFTER WITHYMOOR VILLAGE LOCATION
- STUNNING, THOUGHTFULLY ENLARGED & EXPENSIVELY APPOINTED, SEMI-DETACHED RESIDENCE
- LARGE & IMPRESSIVE DRIVEWAY WHICH PROVIDES OFF ROAD PARKING FOR NUMEROUS VEHICLES

Energy Efficiency Rating



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.