



8 The Grove,
Withymoor Village, DY5 3ES

Taylors

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*VERY WELL PROPORTIONED &
THOUGHTFULLY ENLARGED, DE-
TACHED RESIDENCE*

ROOM DIMENSIONS
GROUND FLOOR

Reception Hall

Sitting Room - 13' 9" x 13' 2" (4.19m x 4.01m)
(measurements taken at widest available points)

Separate Dining Room - 9' 6" x 9' 5" (2.89m x 2.87m)
(measurements taken at widest available points)

Conservatory - 9' 8" x 9' 4" (2.94m x 2.84m)
(measurements taken at widest available points)

Modern Well Fitted Kitchen - 11' 2" x 9' 8" (3.40m x 2.94m)
(measurements taken at widest available points)

Rear Hall

Guests Cloakroom / W.C

FIRST FLOOR

Landing

Bedroom 1 - 11' 10" x 10' 1" (3.60m x 3.07m)
(measurements taken at widest available points)

Bedroom 2 - 9' 10" x 9' 9" (2.99m x 2.97m)
(measurements taken at widest available points)

Bedroom 3 - 9' 2" x 6' 7" (2.79m x 2.01m)
(measurements taken at widest available points)

Re-Appointed Wet Room

OUTSIDE

Driveway

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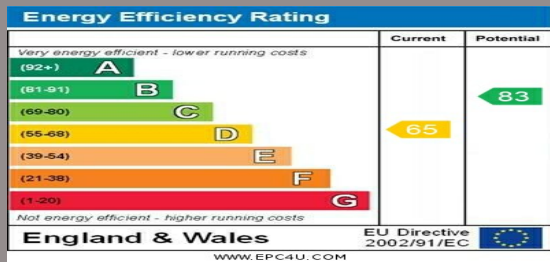
This VERY WELL PROPORTIONED & THOUGHTFULLY ENLARGED, THREE BEDROOM, DETACHED RESIDENCE is SUPERBLY SITUATED within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION, which has an EXTENSIVE RANGE of POPULAR SCHOOLING close by, and furthermore encompasses a SPACIOUS & MOST APPEALING LAYOUT of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES. This WELL ARRANGED PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated, and together with being for sale with NO UPWARD CHAIN, in brief comprises: Reception Hall, Pleasant Sitting Room, Separate Dining Room, Modern Well Fitted Kitchen, Conservatory, Rear Hall, Guests Cloakroom, Landing, Three Well Proportioned First Floor Bedrooms & Re-Appointed House Wet Room. Furthermore with Impressive Driveway which provides AMPLE OFF ROAD PARKING, Lawned Fore Garden, Garage, Secluded Rear Garden with Initial Patio Area for Alfresco Dining, Double Glazing & Gas Central Heating. Tenure: Freehold. EPC: D. Council Tax Band: D. 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 conveying solicitor / surveyor). **This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.** **Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

BHS10189

MISREPRESENTATION ACT 1967

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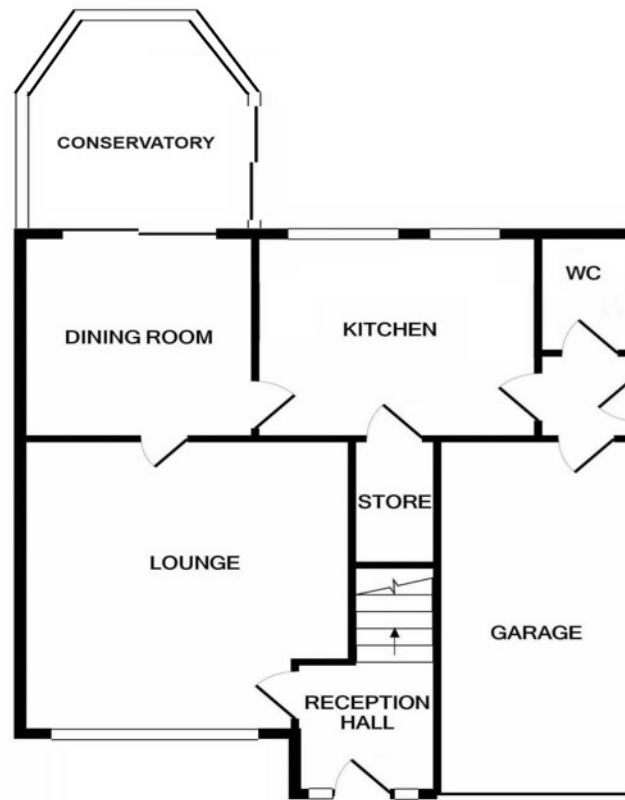
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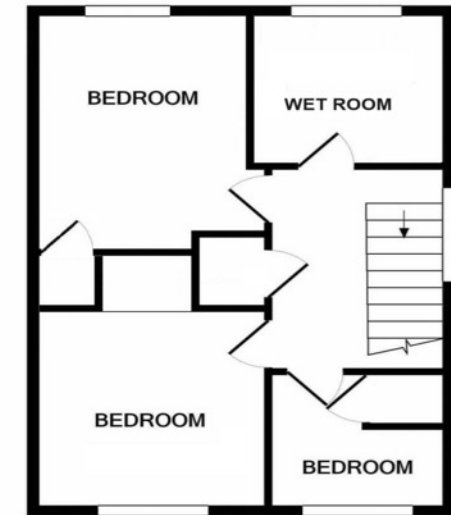
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Offices at:

KINGSWINFORD HALESOWEN
STOURBRIDGE BRIERLEY HILL SEDGLEY



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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FOR GUIDANCE 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 provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

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