



62 Gayfield Avenue,  
Withymoor Village, DY5 2BT

**Taylor's**



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*NICELY MAINTAINED & ATTRACTIVE-  
LY PRESENTED, VERY WELL PROPOR-  
TIONED, SEMI-DETACHED HOME*

## ROOM DIMENSIONS

### GROUND FLOOR

Entrance Hall

Sitting Room - 16' 0" x 12' 9" (4.87m x 3.88m)

Attractive Dining Kitchen - 16' 0" x 7' 9"  
(4.87m x 2.36m)

### FIRST FLOOR

Landing

Bedroom 1 - 12' 0" x 9' 6" (3.65m x 2.89m)

Bedroom 2 - 12' 0" x 9' 6" (3.65m x 2.89m)

Bedroom 3 - 8' 8" x 5' 10" (2.64m x 1.78m)

Modern House Shower Room - 7' 9" x 5' 5"  
(2.36m x 1.65m)

### OUTSIDE

Garage

Secluded Rear Garden

Lawned Fore Garden

Measurements taken at widest available  
points



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.



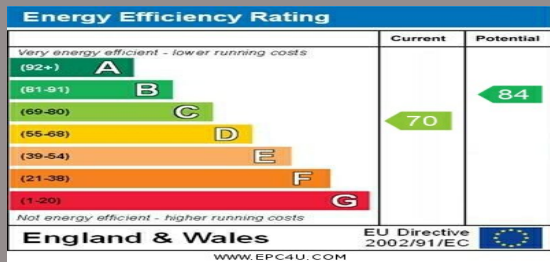
This NICELY MAINTAINED & ATTRACTIVELY PRESENTED, VERY WELL PROPORTIONED, THREE BEDROOM, SEMI-DETACHED HOME is SUPERBLY positioned within the HIGHLY POPULAR AREA of WITHYMOOR VILLAGE, which has a FANTASTIC ARRAY of SOUGHT AFTER SCHOOLING close by and furthermore encompasses a MOST APPEALING LAYOUT of accommodation with both GAS CENTRAL HEATING & DOUBLE GLAZING. This LOVELY PROPERTY is ideally suited for YOUNG FAMILIES or the more discerning FIRST TIME BUYERS and together with having Merry Hill Complex combined with a WONDERFUL RANGE of LOCAL AMENITIES close by, in brief comprises: Hallway, Spacious Lounge, Well Fitted Kitchen with Dining Area, Landing, Three Good Sized First Floor Bedrooms & Modern House Shower Room. Furthermore with Lawned Fore Garden, GARAGE & Low Maintenance / Secluded Rear Garden which would be perfect for Alfresco Dining. Tenure: Freehold. 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).

**BHS10194**

**MISREPRESENTATION ACT 1967**

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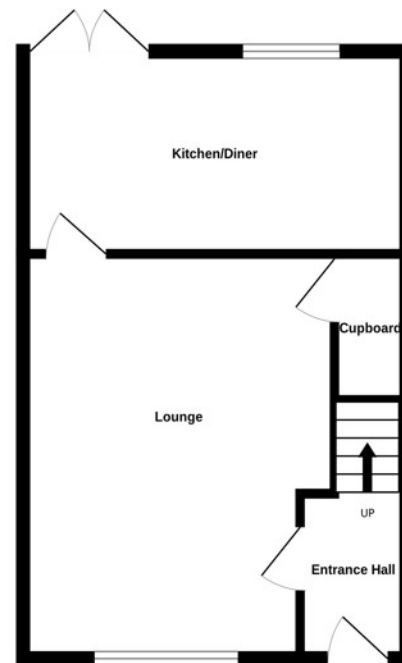
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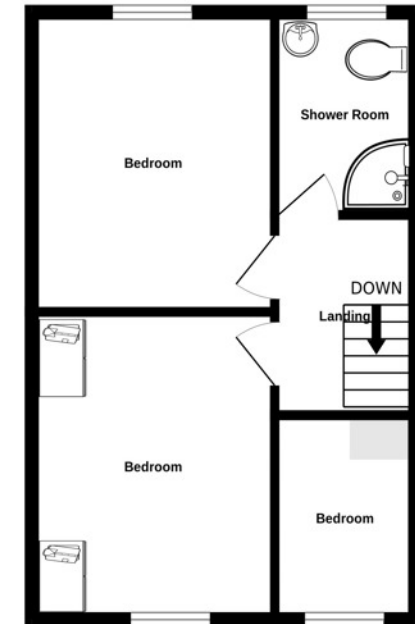
BRIERLEY HILL

SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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