



**Taylors**

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

Offers In Region Of £220,000

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A VERY WELL PROPORTIONED & DELIGHTFULLY PRESENTED, TWO BEDROOM, SEMI-DETACHED RESIDENCE wonderfully situated within this POPULAR & DESIRABLE RESIDENTIAL LOCATION, and furthermore encompassing a DECEPTIVELY SPACIOUS layout of accommodation with Double Glazing & Gas Central Heating. This MOST APPEALING PROPERTY offers YOUNG FAMILIES or FIRST TIME BUYERS an EXCITING OPPORTUNITY to get onto the property ladder, and together with being NICELY MAINTAINED throughout, offers the IDEAL COMBINATION of Modern Living, 'Turn-Key' Accommodation & a Sought After Residential Location. 'Gayfield Avenue' forms part of the EXTREMELY POPULAR AREA of Withymoor Village, which is centrally located to both Brierley Hill & Stoubridge Town Centres, and furthermore has an EXTENSIVE RANGE of Local Amenities, Regular Transport Links & FANTASTIC SCHOOLING close by. An EARLY VIEWING is ADVISED if to appreciate the accommodation on offer, which in brief comprises: Entrance Hallway, Attractive Light Oak Style Well Fitted Kitchen, Stylishly Decorated Lounge Diner, Landing, Two Well Proportioned First Floor Bedrooms & Well Appointed White Suite House Bathroom. Externally with Impressive Tarmac Driveway which provides AMPLE OFF ROAD PARKING and Splendid Rear Garden with Large Well Maintained Lawn & Spacious Rear Decking Area for Alfresco Dining.

**ROOM DIMENSIONS** (Measurements taken at widest available points)

#### GROUND FLOOR

##### Entrance Hall

**Modern Well Fitted Kitchen 7' 10" x 9' 8" - 2.95m x 2.39m (9'8" x 7'10")**

**Attractive Lounge Diner - 4.24m x 3.81m (13'11" x 12'6")**

#### FIRST FLOOR

##### Landing

**Bedroom 1 - 3.61m x 3.4m (11'10" x 11'2")**

**Bedroom 2 - 3.43m x 2.41m (11'3" x 7'11")**

**Well Appointed House Shower Room**

#### OUTSIDE

**Good Sized Driveway**

**Garage**

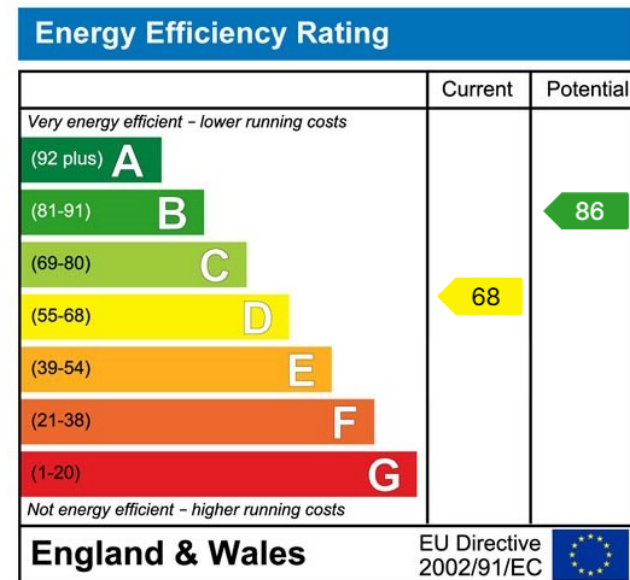
**Well Maintained & Secluded Rear Garden**

EPC: D. 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 low - very low risk of yearly flooding. Tenure: Freehold. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).





- VERY WELL PROPORTIONED & DELIGHTFULLY PRESENTED, SEMI-DETACHED RESIDENCE
- ATTRACTIVE LIGHT OAK STYLE WELL FITTED KITCHEN
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- SUPERBLY SITUATED WITHIN THE SOUGHT AFTER WITHYMOOR VILLAGE
- WONDERFUL & WELL MAINTAINED REAR GARDEN ASPECT
- TWO GOOD SIZED FIRST FLOOR BEDROOMS
- WELL APPOINTED WHITE SUITE HOUSE SHOWER ROOM
- PERFECT FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- EXTENSIVE RANGE OF POPULAR SCHOOLING & LOCAL AMENITIES CLOSE BY



**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.