



Taylors

Conifer Close, WITHYMOOR VILLAGE, Brierley Hill, DY5 3HG

4 2 1



This TREMENDOUSLY SPACIOUS & VERY WELL PROPORTIONED, FOUR BEDROOM, DETACHED RESIDENCE is beautifully situated within this DESIRABLE & SOUGHT AFTER close, which had an EXTENSIVE RANGE of QUALITY SCHOOLING close by, and furthermore encompasses a GOOD SIZED & VERY WELL ARRANGED layout of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES. The selling agents would strongly recommend an EARLY INTERNAL VIEWING if to appreciate the size of the accommodation on offer.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch / Hall

Spacious Lounge - 4.7m x 5.1m (15'5" x 16'8")

Large Dining Kitchen - 3.1m x 4.7m (10'2" x 15'5")

Utility Room - 2.2m x 2.4m (7'2" x 7'10")

Guests Cloakroom / WC

FIRST FLOOR

Landing

Bedroom 1 - 2.7m x 3.1m (8'10" x 10'2")

Bedroom 2 - 2.8m x 4m (9'2" x 13'1")

Bedroom 3 - 3.8m x 2.2m (12'5" x 7'2")

Bedroom 4 - 3.1m x 2m (10'2" x 6'6")

Bathroom - 2.2m x 3.2m (7'2" x 10'5")

Shower Room - 1.6m x 1.9m (5'2" x 6'2")

OUTSIDE

Driveway

Garage - 3.7m x 2.2m (12'1" x 7'2")

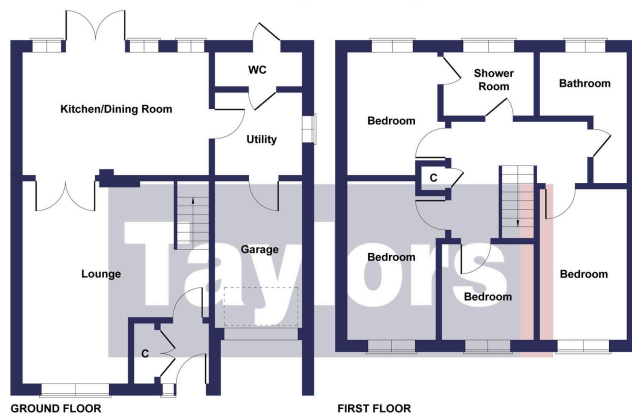
(Measurements taken at widest available points)

Rear Garden

EPC: D. 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.



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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. This 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).

- TREMENDOUSLY SPACIOUS & VERY WELL PROPORTIONED, DETACHED RESIDENCE
- WELL APPOINTED HOUSE BATHROOM & ADDITIONAL SHOWER ROOM
- EXTENSIVE RANGE OF POPULAR SCHOOLING CLOSE BY
- EARLY VIEWING ADVISED
- SPACIOUS DINING KITCHEN & SEPARATE UTILITY
- FOUR GOOD SIZED FIRST FLOOR BEDROOMS
- SOUGHT AFTER RESIDENTIAL LOCATION
- PERFECT FOR GROWING FAMILIES
- LARGE & VERSATILE LOFT SPACE
- GOOD SIZED & VERY WELL ARRANGED LAYOUT



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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