



Taylor's

Ravensitch Walk, Withymoor Village, Brierley Hill, DY5 2BY

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This BEAUTIFULLY PRESENTED & IMMACULATELY MAINTAINED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is situated within this POPULAR & DESIRABLE WITHYMOOR VILLAGE cul-de-sac, which has an EXCELLENT RANGE of SOUGHT AFTER SCHOOLING & Local Amenities close by, and furthermore offers YOUNG FAMILIES or the more discerning FIRST TIME BUYERS a fantastic & EXCITING opportunity to PURCHASE a VERY WELL PROPORTIONED & MOST APPEALING PROPERTY which is located within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION. An early VIEWING is ESSENTIAL to appreciate the STANDARD of the accommodation on offer, which in brief comprises: Entrance Hallway, Attractive & Spacious Sitting Room, Modern Well Fitted Dining Kitchen, Landing, Three Good Sized & Nicely Decorated First Floor Bedrooms & Stunning Re-Appointed White Suite House Bathroom. Furthermore with Impressive Driveway which provides AMPLE OFF ROAD PARKING, Garage with Utility / Laundry Area to the rear and Secluded & Superbly Landscaped Rear Garden which is Low Maintenance & would be perfect for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Hall

Attractive Sitting Room - 4.96m x 3.94m (16'3" x 12'11")

Modern Well Fitted Dining Kitchen - 4.85m x 2.37m (15'10" x 7'9")

Utility / Laundry - 2.59m x 2.27m (8'5" x 7'5")

FIRST FLOOR

Landing

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Landing

Bedroom 1 - 3.73m x 2.98m (12'2" x 9'9")

Bedroom 2 - 3.64m x 2.98m (11'11" x 9'9")

Bedroom 3 - 2.55m x 1.83m (8'4" x 6'0")

Luxury Well Appointed House Bathroom - 2.38m x 1.79m (7'9" x 5'10")

OUTSIDE

Impressive Driveway

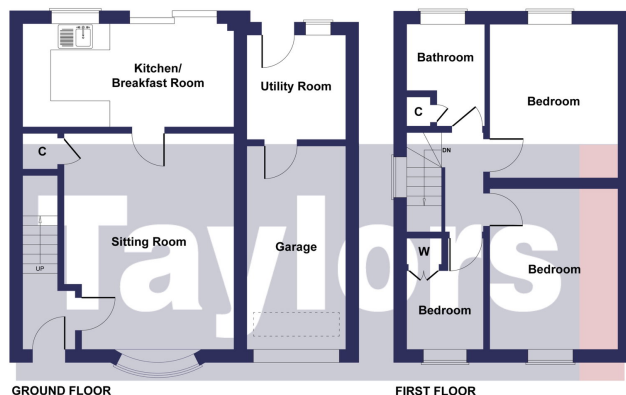
Garage - 4.85m x 2.19m (15'10" x 7'2")

Well Maintained & 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 with Gas Central Heating & Majority Double Glazing (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a medium - 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).



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FOR GUIDE PURPOSES ONLY:

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- BEAUTIFULLY PRESENTED & IMMACULATLY MAINTAINED, SEMI-DETACHED RESIDENCE
- MODERN WELL FITTED DINING KITCHEN
- EXTREMELY DESIRABLE RESIDENTIAL CUL-DE-SAC
- FANTASTIC RANGE OF POPULAR SCHOOLING CLOSE BY
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- STUNNING RE-APPOINTED HOUSE BATHROOM
- SECLUDED & NICELY LANDSCAPED REAR GARDEN
- LOCATED WITHIN THE SOUGHT AFTER AREA OF WITHMOOR VILLAGE
- IDEAL FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- EARLY VIEWING ESSENTIAL IF TO APPRECIATE THE ACCOMMODATION ON OFFER



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(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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