



Taylor's

Sandringham Way, Withymoor / Lakeside Border, Brierley Hill, DY5 3JR

Offers In Region Of £395,000

4 2 3



A SUBSTANTIALLY EXTENDED & BEAUTIFULLY PRESENTED, Double Glazed & Gas Centrally Heated, DETACHED RESIDENCE with an ADJOINING SELF CONTAINED ANNEX, and wonderfully located within this SOUGHT AFTER & DESIRABLE RESIDENTIAL LOCATION. The 'Ready-to-move-into presentation' is PERFECT for multi-generational living or FAMILIES with either younger or elder dependents. An EARLY VIEWING is ESSENTIAL if to appreciate the FLEXIBILITY & VERSATILITY of the accommodation on offer, in which the main body of the property comprises: Entrance Porch / Hallway, Guests Cloakroom / W.C, Pleasant Sitting Room, Enlarged Dining Room, Modern Well Fitted Kitchen, Rear Lobby, Delightful Conservatory, Landing, Three Well Proportioned First Floor Bedrooms, Spacious Well Appointed House Bathroom, Double Glazing & Gas Central Heating. The Adjoining ANNEX PART of the property is STYLISHLY PRESENTED throughout and affords a single storey layout which encompasses: Stylish Sitting Room, Stunning Well Fitted Kitchen, Generous Double Bedroom, Luxury En-Suite Shower Room, Rear Hall Area, Guests Cloakroom / W.C, Gas Central Heating & Double Glazing. Externally this SPLENDID FAMILY HOME has a Pretty Fore Garden, Good Sized Driveway and has a Well Presented Rear Garden. By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

GROUND FLOOR

Pleasant Sitting Room - 4.51m x 4.06m (14'9" x 13'3")

Separate & Enlarged Dining Room - 4.94m x 2.51m (16'2" x 8'2")

Modern Well Fitted Kitchen - 3.48m x 2.37m (11'5" x 7'9")

Delightful Conservatory - 3.77m x 3.69m (12'4" x 12'1")

Inner Lobby / Hallway

FIRST FLOOR

Bedroom 1 - 4.38m x 3.05m (14'4" x 10'0")

Bedroom 2 - 3.32m x 3.15m (10'10" x 10'4")

Bedroom 3 - 2.43m x 1.98m (7'11" x 6'5")

Attractively Appointed House Bathroom - 3.14m x 1.67m (10'3" x 5'5")

(Measurements taken at widest available points)

ANNEX

Stylish Living Room Area - 4.52m x 4.36m (14'9" x 14'3")

Stunning Well Fitted Kitchen - 3.6m x 2.47m (11'9" x 8'1")

Generous Double Bedroom - 3.48m x 3.13m (11'5" x 10'3")

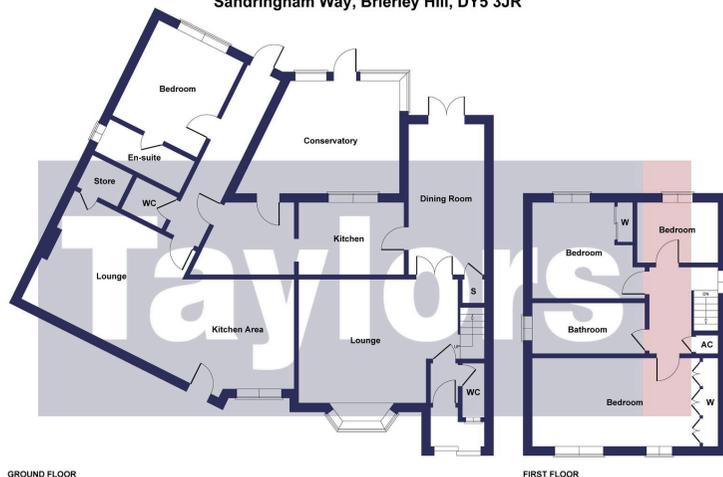
Luxury En-Suite Shower Room & A Further / Additional W.C

OUTSIDE

Ample Driveway, Pretty Rear Garden & Lovely Fore Garden



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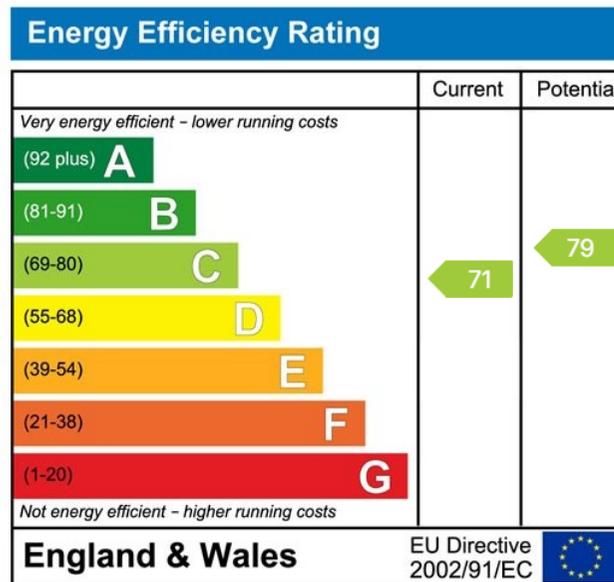


GROUND FLOOR

FIRST FLOOR

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 omissions. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- SUBSTANTIALLY EXTENDED, DETACHED RESIDENCE WITH ADJOINING ANNEX
- EXTENSIVE RANGE OF POPULAR SCHOOLING CLOSE BY
- DESIRABLE & SOUGHT AFTER RESIDENTIAL LOCATION
- PERFECT FOR GROWING FAMILIES WITH ELDER / YOUNGER DEPENDANTS
- ADJOINING SELF CONTAINED ANNEX WHICH IS VERY WELL PRERSENTED THROUGHOUT
- MODERN WELL FITTED KITCHEN & ATTRACTIVE HOUSE BATHROOM
- MAIN BODY OF THE HOUSE WITH THREE WELL PROPORTIONED BEDROOMS
- BEAUTIFULLY MAINTAINED & THOUGHTFULLY ENLARGED LAYOUT
- EARLY VIEWING ESSENTIAL
- ANNEX WITH STUNNING KITCHEN, STYLISH LOUNGE & DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM



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.