

Taylors

Barsham Drive, Withymoor Village, Brierley Hill, DY5 3HE

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A BEAUTIFULLY PRESENTED & SPLENDIDLY PROPORTIONED, THREE BEDROOM, MODERN DETACHED RESIDENCE superbly situated on a LOVELY CORNER PLOT POSITION within this DESIRABLE & ADMIRED Cul-De-Sac, and furthermore encompassing an INCREDIBLY SPACIOUS Layout of accommodation with Double Glazing & Gas Central Heating. This GOOD SIZED & MOST APPEALING PROPERTY offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYES an EXCITING OPPORTUNITY to purchase a LOVELY FAMILY HOME, which is VERY WELL MAINTAINED throughout, and altogether provides the PERFECT COMBINATION of Modern & Practical Family Living, Stylishly Decorated 'Turn-Key' accommodation and a Hugely POPULAR Residential Location. 'Barsham Drive' forms part of the HIGHLY SOUGHT AFTER AREA of Withymoor Village, which has a FANTASTIC RANGE of Local Amenities (Such as Merry Hill Shopping Complex) & Regular Transport Links close by, together with having an EXTENSIVE ARRAY of DESIRABLE SCHOOLING within close proximity. An EARLY VIEWING is ESSENTIAL if to appreciate the STANDARD of the accommodation, which in brief comprises: Entrance Porch, Reception Hall, Guests Cloakroom / W.C, Spacious Dual Aspect Through Lounge with Dining Area, Modern Well Fitted Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & Luxury White Suite House Bathroom. Externally with Impressive Block Paved Driveway, Garage with Useful Store Room to the Rear and Wonderful & Large Rear Garden with Well Maintained Lawn, Initial Pebbled & Patio Areas for Alfresco Dining and overall providing FANTASTIC POTENTIAL to EXTEND (Subject to the usual planning permissions).

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Porch & Reception Hall

Attractive & Spacious Dual Aspect Through Lounge with Dining Area - 7.23m x 3.31m (23'8" x 10'10")

Modern Well Fitted Kitchen - 3.1m x 2.69m (10'2" x 8'9")

FIRST FLOOR

Bedroom 1 - 3.62m x 3.38m (11'10" x 11'1")

Bedroom 2 - 3.55m x 3.37m (11'7" x 11'0")

Bedroom 3 - 2.51m x 1.95m (8'2" x 6'4")

White Suite Family Bathroom - 2.19m x 1.67m (7'2" x 5'5")

OUTSIDE

Block Paved Driveway

Garage (With Store Room to the Rear)

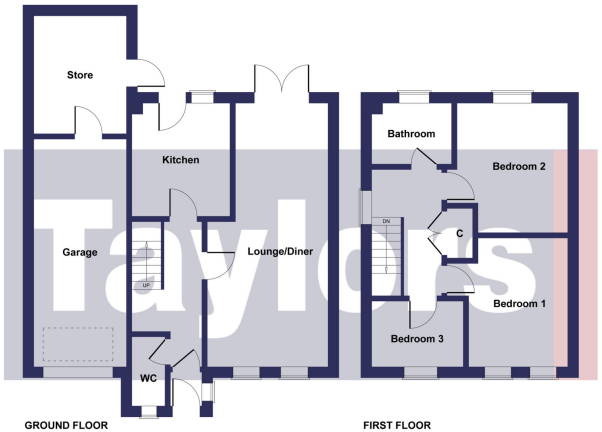
Lovely & Good Sized Rear Garden

EPC: C. 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. 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).





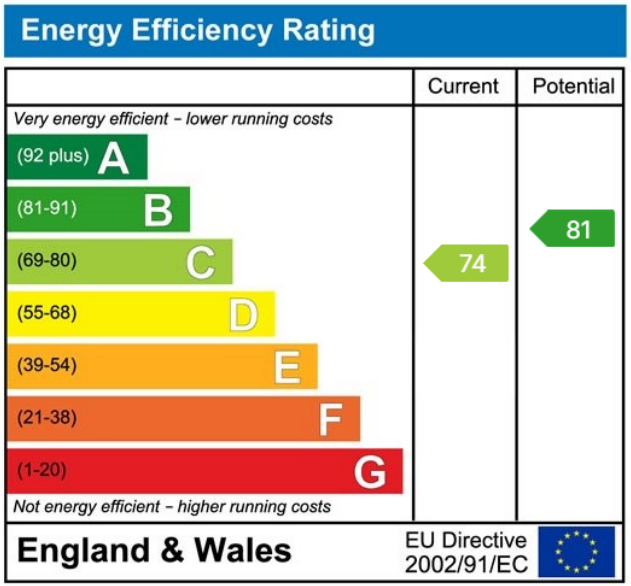
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- BEAUTIFULLY PRESENTED & VERY WELL PROPORTIONED, DETACHED RESIDENCE
- LUXURY WELL APPOINTED HOUSE BATHROOM
- EXTENSIVE RANGE OF DESIRABLE SCHOOLING CLOSE BY
- LARGE & GOOD SIZED REAR GARDEN ASPECT
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- MODERN WELL FITTED KITCHEN
- SITUATED WITHIN THE EXTREMELY SOUGHT AFTER AREA OF WITHYMOOR VILLAGE
- THREE WELL PROPORTIONED FIRST FLLOOR BEDROOMS
- SUPERB CORNER PLOT POSITION WITHIN THIS POPULAR CUL-DE-SAC
- EARLY VIEWING ESSENTIAL IF TO APPRECIATE THE ACCOMMODATION ON OFFER





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.