



Taylors

Gayfield Avenue, Brierley Hill, DY5 3JE

£275,000

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This BEAUTIFULLY PRESENTED & IMMACULATELY MAINTAINED, TWO BEDROOM, DETACHED BUNGALOW RESIDENCE is superbly situated on a FANTASTIC CORNER PLOT position within the POPULAR AREA of Withymoor Village, and furthermore encompasses a DECEPTIVELY SPACIOUS & ATTRACTIVELY DECORATED layout of accommodation with both Double Glazing & Gas Central Heating. This GOOD SIZED & MOST APPEALING BUNGALOW is for sale with NO UPWARD CHAIN and together being ideally suited for those wishing to downsize, in brief comprises: Reception Hall, Well Fitted Kitchen, Attractive & Spacious Sitting Room, Inner Hall, Two Well Proportioned Bedrooms & Modern Beautifully Appointed House Bathroom. Furthermore with Good Sized Driveway which provides OFF ROAD PARKING, Adjoining Lawned Fore Garden, Garage, Secluded & Low Maintenance Rear Garden which would be ideal for Alfresco Dining and being well positioned for an EXCELLENT RANGE of Local Shops, Amenities & Transport Links. EARLY VIEWING ESSENTIAL!

ROOM DIMENSIONS

Reception Hall

Kitchen - 2.82m x 2.56m (9'3" x 8'4")

Spacious Lounge - 5.21m x 4.55m (17'1" x 14'11")

Bedroom 1 - 3.62m x 3.22m (11'10" x 10'6")

Bedroom 2 - 2.26m x 3.53m (7'4" x 11'6")

Shower Room - 1.93m x 2.63m (6'3" x 8'7")

OUTSIDE

Garage - 5.68m x 2.53m (18'7" x 8'3")

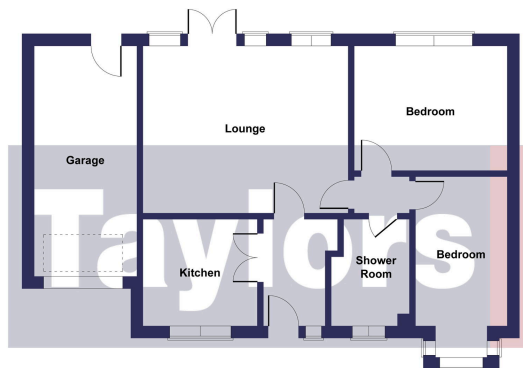
Driveway

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). Tenure: Freehold. According to gov.uk, there is a very low risk of yearly flooding.



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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 taken 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).

- FANTASTIC CORNER PLOT POSITION
- POPULAR AREA OF WITHYMOOR VILLAGE
- EARLY VIEWING ESSENTIAL
- WELL APPOINTED SHOWER ROOM
- NO UPWARD CHAIN
- BEAUTIFULLY PRESENTED & IMMACULATELY MAINTAINED
- TWO WELL PROPORTIONED BEDROOMS



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(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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