



3 Plants Hollow,
Withymoor Village, DY5 2BZ

Taylor's

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*BEAUTIFULLY PROPORTIONED &
DECEPTIVELY SPACIOUS, SEMI-
DETACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
 - Entrance Hall
 - Sitting Room - 15' 10" x 12' 9" (4.82m x 3.88m)
 - Stunning Dining Kitchen - 15' 9" x 8' 10" (4.80m x 2.69m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 12' 0" x 8' 1" (3.65m x 2.46m)
 - Bedroom 2 - 12' 5" x 9' 8" (3.78m x 2.94m)
 - Bedroom 3 - 8' 4" x 6' 0" (2.54m x 1.83m)
 - House Bathroom - 8' 2" x 5' 10" (2.49m x 1.78m)
- OUTSIDE
 - Driveway
 - Garage
 - Rear Garden
- Measurements taken at widest available points

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



This BEAUTIFULLY PROPORTIONED & DECEPTIVELY SPACIOUS, THREE BEDROOM, SEMI-DETACHED RESIDENCE is superbly situated within this LOVELY CUL-DE-SAC, within the POPULAR AREA of WITHYMOOR VILLAGE, and furthermore encompasses a MOST APPEALING & VERY WELL MAINTAINED layout of accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING (from a recently installed Worcester Combination Boiler System). This GOOD SIZED PROPERTY is for sale with NO UPWARD CHAIN and together with having a FANTASTIC RANGE of SOUGHT AFTER SCHOOLING close by, in brief comprises: Entrance Hallway, Spacious Sitting Room, Stunning Re-Fitted Dining Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & Modern Well Appointed House Bathroom. Furthermore with Block Paved Driveway which provides OFF ROAD PARKING, Garage & Secluded Rear Garden. EARLY VIEWING ESSENTIAL! Tenure: Freehold. 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 (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a low-very low risk of yearly flooding.

BHS10248

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		88
C	69	
(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	
www.EPC4U.COM		

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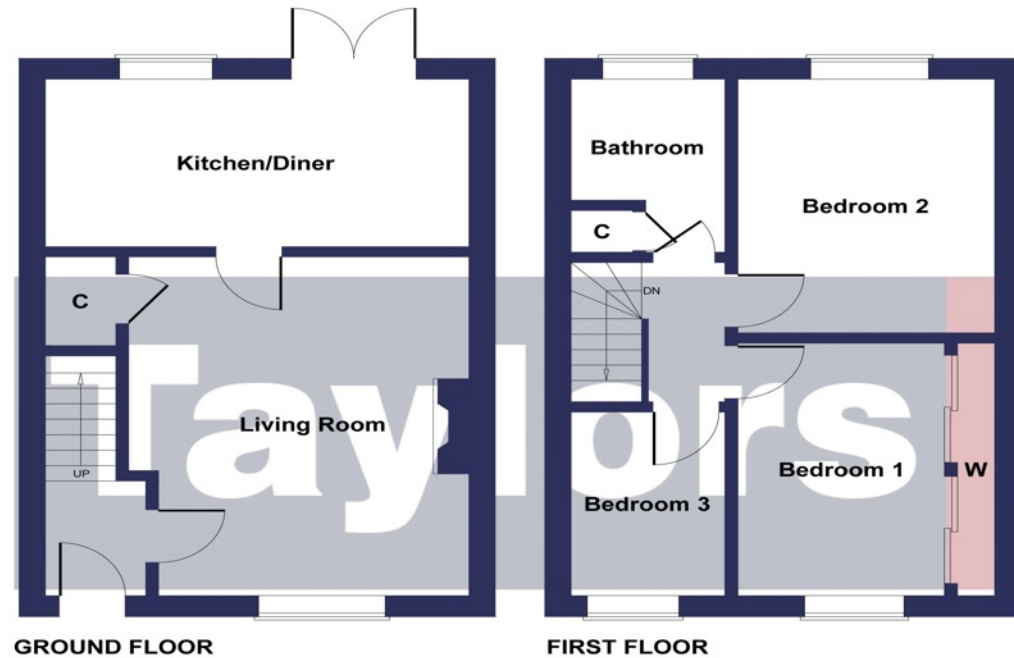
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3 Plants Hollow, Brierley Hill, DY5 2BZ



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