



47 Gayfield Avenue,  
Withymoor Village, DY5 2BT

**Taylor's**

# 47 Gayfield Avenue, Withymoor Village, DY5 2BT

*VERY WELL PROPORTIONED &  
IMMACULATELY MAINTAINED,  
SEMI-DETACHED RESIDENCE*

## ROOM DIMENSIONS

### GROUND FLOOR

Reception Hall

Guests Cloakroom / W.C

Kitchen - 10' 2" x 8' 7" (3.10m x 2.61m)

Sitting Room with Dining Area - 24' 5" x 11' 3"  
(7.44m x 3.43m)

### FIRST FLOOR

Landing

Bedroom 1 - 13' 9" x 10' 2" (4.19m x 3.10m)

Bedroom 2 - 11' 9" x 10' 6" (3.58m x 3.20m)

Bedroom 3 - 11' 1" x 8' 6" (3.38m x 2.59m)

Wet Room - 6' 10" x 5' 5" (2.08m x 1.65m)

Measurements taken at widest available points

## OUTSIDE

Driveway

Garage

Rear Garden



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.

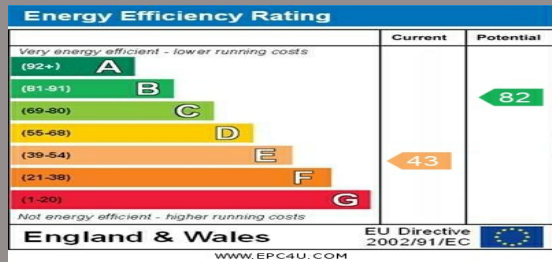
This VERY WELL PROPORTIONED & IMMACULATELY MAINTAINED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is for sale with NO UPWARD CHAIN and is pleasantly situated within the SOUGHT AFTER AREA of Withymoor Village, which has an OUTSTANDING range of POPULAR SCHOOLING close by. This DECEPTIVELY SPACIOUS & NICELY PRESENTED PROPERTY is centrally located to both Brierley Hill & Stourbridge town centres and together with being ideally suited for GROWING FAMILIES or the more Discerning First Time Buyers, in brief comprises; Reception Hall, Guests Cloakroom / W.C, Pleasant Dual Aspect Sitting Room with Dining Area, Well Fitted Kitchen, Landing, Three Good Sized First Floor Bedrooms & Modern Re-Appointed House Wet Room. Furthermore with Large Tarmac Driveway which provides OFF ROAD PARKING, Lawned Fore Garden, Garage, Double Glazing, Electric Heating & Secluded / Pretty Rear Garden. EPC: E. Council Tax Band: B. Even though the property has no Gas Central Heating, our vendor client has made us aware that all main services connected (to be clarified by any perspective buyers conveyancing solicitors). 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 medium - very low Risk of yearly flooding. Tenure: Freehold.

**BHS10303**

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 himself 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 in relation to this property.





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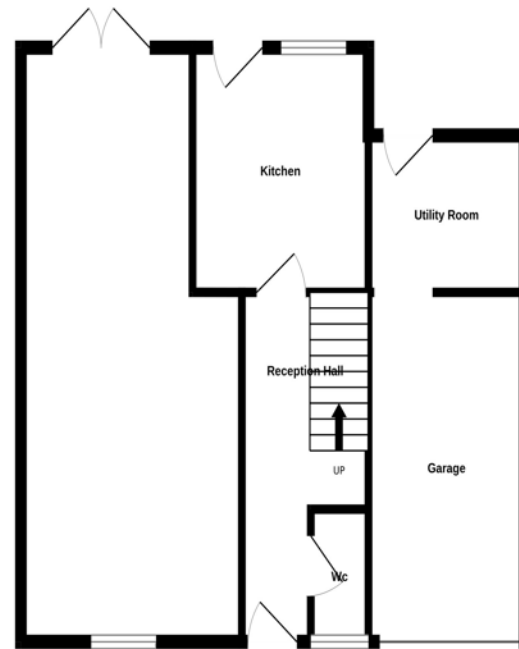


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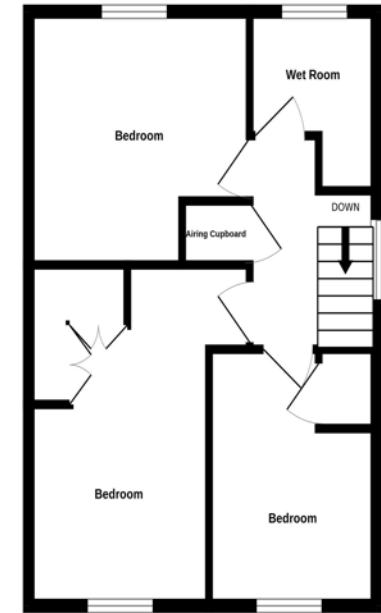
Offices at:

KINGSWINFORM HALESOWEN  
 STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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