



12 Hyatt Square, Withymoor Village / Amblecote
Border, DY5 3LF

Taylors

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BEAUTIFULLY PRESENTED & SUPERBLY EXTENDED, EXPENSIVELY APPOINTED, DETACHED RESIDENCE

- ROOM DIMENSIONS
- GROUND FLOOR
 - Reception Hall
 - Guests Cloakroom
 - Attractive Sitting Room - 17' 0" x 9' 4" (5.18m x 2.84m)
- Modern Well Fitted Dining Kitchen - 16' 3" x 10' 7" (4.95m x 3.22m)
- Wonderful Garden Room / Further Living Room - 14' 2" x 11' 9" (4.31m x 3.58m)
 - Utility Room - 11' 7" x 5' 8" (3.53m x 1.73m)
 - Office - 9' 8" x 5' 7" (2.94m x 1.70m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 13' 2" x 8' 9" (4.01m x 2.66m)
- En-Suite Shower Room - 7' 9" x 5' 3" (2.36m x 1.60m)
 - Bedroom 2 - 10' 2" x 10' 0" (3.10m x 3.05m)
 - Bedroom 3 - 8' 10" x 7' 2" (2.69m x 2.18m)
- Luxury Well Appointed Bathroom - 10' 2" x 5' 5" (3.10m x 1.65m)
 - OUTSIDE
 - Extensive Lawned Fore Garden
 - Driveway which provides ample off road parking
 - Detached Garage
 - Superb Re-Landscaped Astro Turf Garden
- ALL 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.

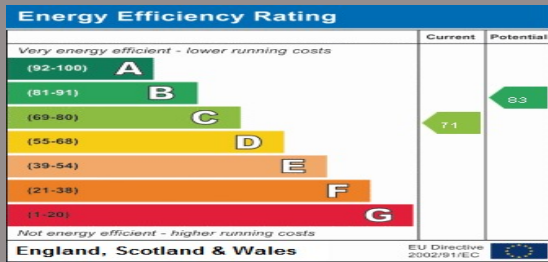


This BEAUTIFULLY PRESENTED & SUPERBLY EXTENDED, EXPENSIVELY APPOINTED, THREE BEDROOM, DETACHED RESIDENCE is SUPERBLY SITUATED at the head of this LOVELY & SOUGHT AFTER CUL-DE-SAC, which has a FANTASTIC RANGE of POPULAR SCHOOLING close by and furthermore encompasses an IMMACULATELY MAINTAINED & INCREDIBLY SPACIOUS LAYOUT of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES. This VERY WELL PROPORTIONED PROPERTY is for sale with NO UPWARD CHAIN and is situated on this GOOD SIZED PLOT with extensive lawned fore gardens, GOOD SIZED DRIVEWAY, Detached Garage & Attractively Landscaped Astro Turf Rear Garden. An early viewing is ESSENTIAL if to appreciate the accommodation on offer, which together with having a SUPERB ARRAY of LOCAL AMENITIES & TRANSPORT LINKS close by, in brief comprises: Reception Hall, Guests Cloakroom, Pleasant Sitting Room, Stunning Well Fitted Kitchen with Dining Area, Superb Garden Room / Further Reception Room, Utility Room, Office, Landing, Three Well Proportioned First Floor Bedrooms (Master Bedroom with Fitted Wardrobes & Modern En-Suite Shower Room), Luxury Well Appointed House Bathroom, Double Glazing & Gas Central Heating. EPC: C/Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: Brick. BHS10000

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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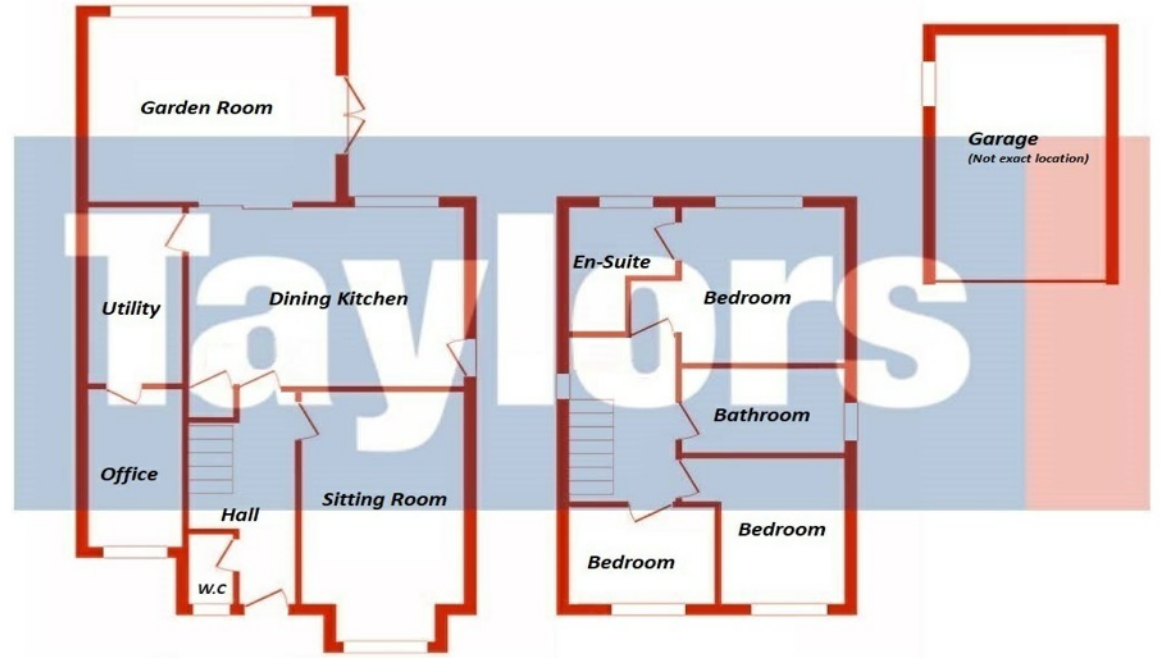
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Offices at:

KINGSWINFORD HALESOWEN
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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. Taylor's 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).

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