



45b Tansey Green Road,  
Pensnett, DY5 4TF

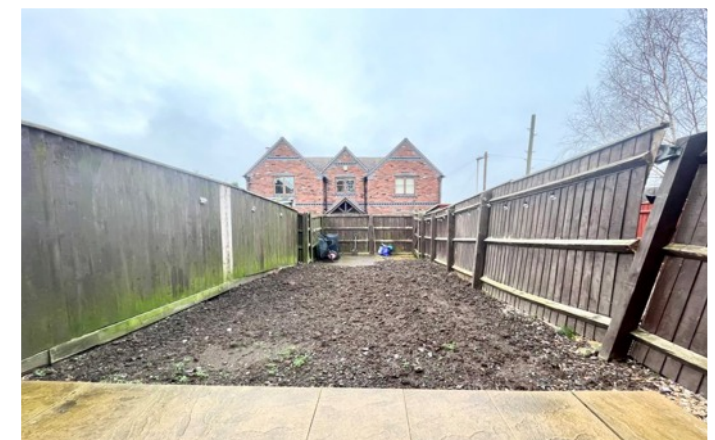
**Taylor's**

# 45b Tansey Green Road, Pensnett, DY5 4TF

*STUNNING & BEAUTIFULLY  
MODERNISED, END-OF-TERRACE  
RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Entrance Hallway
  - Stunning Kitchen - 8' 6" x 8' 4" (2.59m x 2.54m)
  - Guests Cloakroom
  - Attractive Lounge - 12' 1" x 8' 7" (3.68m x 2.61m)
- FIRST FLOOR
  - Landing
  - Bedroom 1 - 12' 1" x 8' 7" (3.68m x 2.61m)
  - Bedroom 2 - 11' 6" x 6' 5" (3.50m x 1.95m)
  - White Suite Bathroom
    - OUTSIDE
    - Off Road Parking
    - Rear 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.



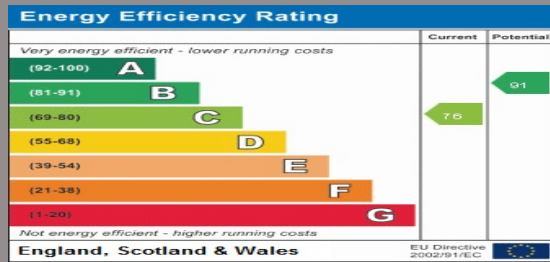
This STUNNING, BEAUTIFULLY MODERNISED & COMPREHENSIVELY REDECORATED, MODERN STYLE, TWO BEDROOM, END-OF-TERRACE RESIDENCE enjoys a PLEASANT POSITION within this MODERN & SECLUDED DEVELOPMENT and furthermore offers FIRST TIME BUYERS an EXCITING OPPORTUNITY to get onto the property ladder and to purchase a VERY WELL PROPORTIONED & ATTRACTIVELY APPOINTED PROPERTY with DOUBLE GLAZING & GAS CENTRAL HEATING from a recently installed IDEAL COMBINATION BOILER SYSTEM. This MOST APPEALING PROPERTY is for sale with NO UPWARD CHAIN and in brief comprises: Reception Hall, Stunning Re-Fitted Kitchen, Guests Cloakroom, Attractive Sitting Room, Landing, Two First Floor Bedrooms & White Suite Bathroom. Furthermore with Off Road Parking & Rear Garden. Tenure: Freehold. EPC: C / Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & superfast broadband is available at this property. Construction: Brick with Tiled Roof.

**BHS9944**

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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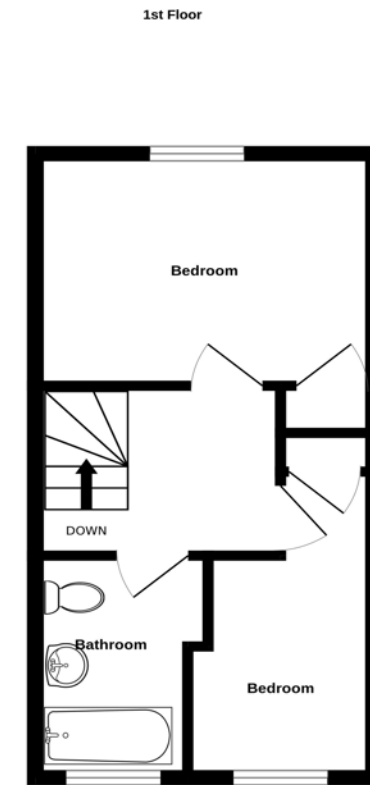
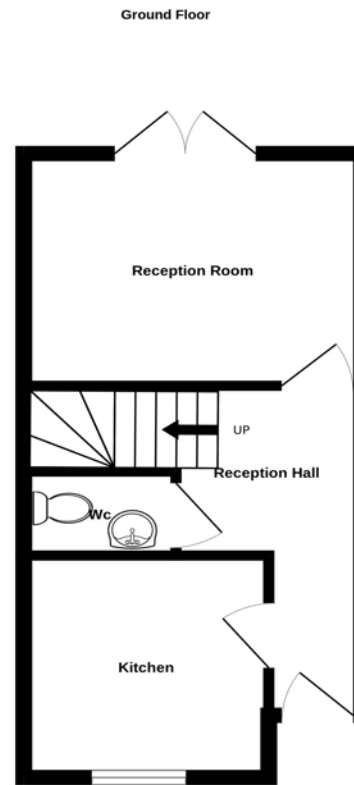
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