



6 Albert Street,
Pensnett, DY5 4HS

Taylor's

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*THOUGHTFULLY EXTENDED &
VERY WELL PROPORTIONED,
SEMI-DETACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
 - Entrance Porch
 - Hallway
 - Sitting Room - 16' 7" x 10' 6" (5.05m x 3.20m)
 - Dining Room - 10' 9" x 10' 3" (3.27m x 3.12m)
 - Rear Lobby
 - Kitchen - 6' 5" x 8' 1" (1.95m x 2.46m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 11' 7" x 10' 2" (3.53m x 3.10m)
 - Bedroom 2 - 13' 8" x 10' 0" (4.16m x 3.05m)
 - Bathroom - 6' 2" x 5' 6" (1.88m x 1.68m)
 - OUTSIDE
 - Fore Garden
 - Rear Garden
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS



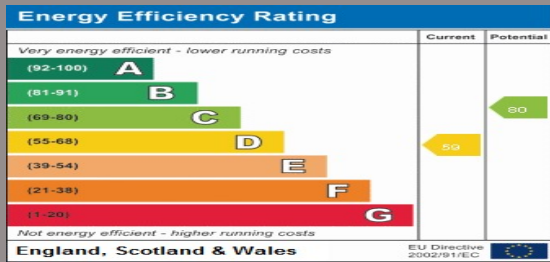
These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

This THOUGHTFULLY EXTENDED & VERY WELL PROPORTIONED, TWO BEDROOM, SEMI-DETACHED RESIDENCE is PLEASANTLY SITUATED within this POPULAR RESIDENTIAL LOCATION which has RUSSELLS HALL HOSPITAL combined with an EXTENSIVE RANGE of SCHOOLING & TRANSPORT LINKS close by and furthermore encompasses a DECEPTIVELY SPACIOUS & WELL ARRANGED LAYOUT of accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING. This MOST APPEALING PROPERTY is for sale with NO UPWARD CHAIN and combined with being PERFECTLY SUITED for YOUNG FAMILIES or FIRST TIME BUYERS, in brief is seen to comprise: Entrance Porch, Reception Hall, Two Spacious Reception Rooms, Inner Lobby, Fitted Kitchen, Landing, Two Good Sized First Floor Bedrooms, House Bathroom, Fore Garden & Lovely Rear Garden. Tenure: Freehold. EPC: D/Council Tax Band: A. All main services connected. Construction: Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultra-fast broadband is available at this property. BHS10064

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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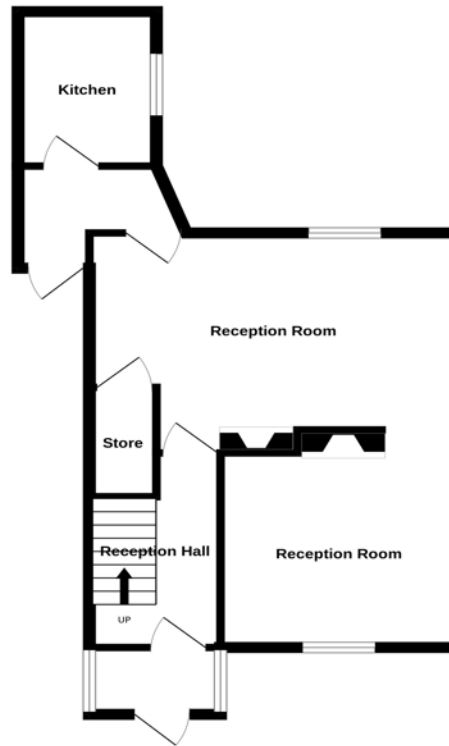


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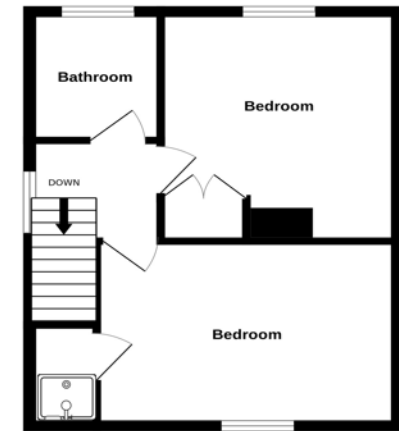
Offices at:

KINGSWINFORD HALESOWEN
 STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
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