



27 High Oak,
Pensnett, DY5 4LA

Taylors

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STUNNING & EXPENSIVELY AP- POINTED, VICTORIAN STYLE, MID-TERRACE RESIDENCE

ROOM DIMENSIONS GROUND FLOOR

Stylish Sitting Room - 12' 1" x 11' 6" (3.68m x 3.50m)
(measurements taken at widest available points)

Stunning Well Fitted Kitchen - 12' 3" x 9' 10" (3.73m x 2.99m)
(measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 12' 3" x 8' 3" (3.73m x 2.51m)
(measurements taken at widest available points)

Bedroom 2 - 11' 7" x 6' 6" (3.53m x 1.98m)
(measurements taken at widest available points)

Bedroom 3 - 9' 3" x 8' 9" (2.82m x 2.66m)
(measurements taken at widest available points)

Modern House Bathroom - 9' 0" x 6' 2" (2.74m x 1.88m)
(measurements taken at widest available points)

OUTSIDE

Lovely 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.

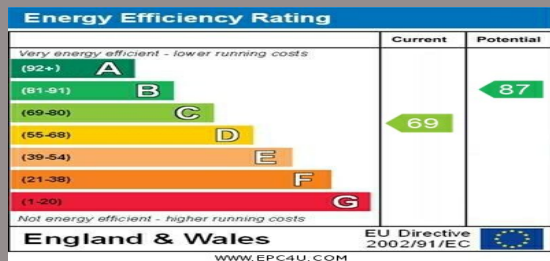


This STUNNING & EXPENSIVELY APPOINTED, VICTORIAN STYLE, THREE BEDROOM, MID-TERRACE RESIDENCE is for sale with NO UPWARD CHAIN and encompasses BEAUTIFULLY MODERNISED & STYLISHLY RE-DECORATED layout of accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING. This SPLENDID PROPERTY offers FIRST TIME BUYERS an EXCITING OPPORTUNITY to get onto the property ladder, and together being having Russells Hall Hospital combined with an extensive range of Local Amenities, Transport Links & Schooling close by, in brief comprises: Stylishly Decorated Sitting Room, Luxury Re-Fitted Dining Kitchen, Landing, Three Well Proportioned First Floor Bedrooms, Modern Well Appointed House Bathroom & Lovely Cottage Style Rear Garden. Tenure: Freehold. EPC: TBC. Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & superfast 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 very low Risk of yearly flooding. BHS10294

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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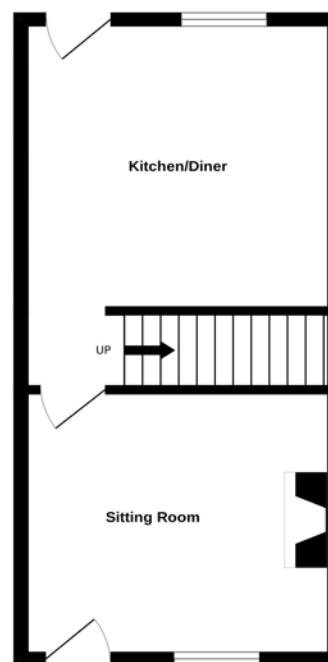
HALESOWEN

STOURBRIDGE

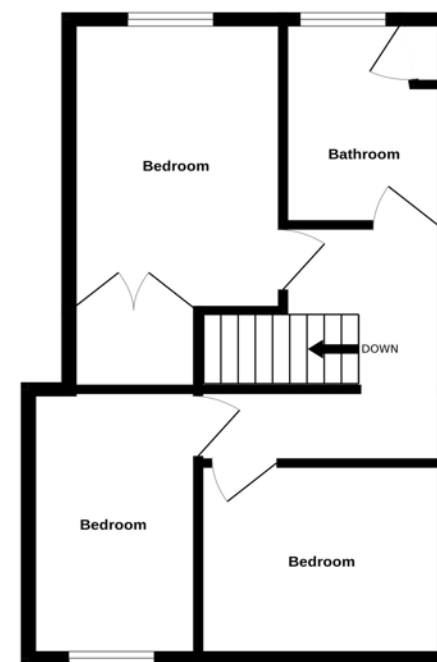
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SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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