



**Taylors**



Bradley Street, PENSNETT, Brierley Hill.

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This DECEPTIVELY SPACIOUS & WELL ARRANGED, GROUND FLOOR MAINSONETTE is for sale with NO UPWARD CHAIN and is situated within this CONVENIENTLY LOCATED RESIDENTIAL LOCATION, which has PENSNETT HIGH STREET & RUSSELLS HALL HOSPITAL close by. This MOST APPEALING PROPERTY would make a FANTASTIC INVESTMENT OPPORTUNITY or may alternatively suit those wishing to downsize, and furthermore in brief comprises: Good Sized Sitting Room being OPEN PLAN to a Fitted Kitchen, Double Bedroom, Well Appointed Four Piece Suite Bathroom, Double Glazing & Gas Central Heating.

### ROOM DIMENSIONS

**Kitchen / Lounge** - 6.35m x 3.07m (20'10" x 10'1")

(measurements taken at widest available points)

**Bedroom** - 3.1m x 2.84m (10'2" x 9'4")

(measurements taken at widest available points)

**Bathroom** - 2.9m x 1.93m (9'6" x 6'4")

(measurements taken at widest available points)

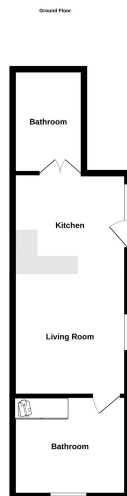
### OUTSIDE

**Allocated Off Road Parking**

**Communal Grounds**

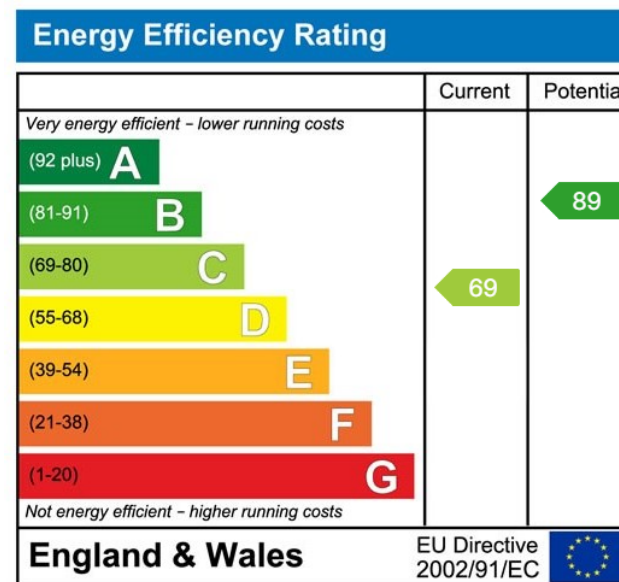
EPC: C. Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Our vendor clients have made us aware that the property is leasehold, with 63 years remaining on the lease & an annual ground rent / service charge of £120 per year (once again, this would need to be verified by the eventual buyers legal representative).





Measurements are approximate. See us in person. Measurements are only valid when taken in situ.

- DECEPTIVELY SPACIOUS & WELL ARRANGED GROUND FLOOR MAINSONETTE
- GOOD SIZED SITTING ROOM BEING OPEN PLAN TO FITTED KITCHEN
- RUSSELLS HALL HOSPITAL CLOSE BY
- MAY SUIT THOSE WISHING TO DOWNSIZE
- DOUBLE BEDROOM
- NO UPWARD CHAIN
- WELL APPOINTED FOUR PIECE SUITE HOUSE BATHROOM
- WOULD MAKE A FANTASTIC INVESTMENT
- DOUBLE GLAZING & GAS CENTRAL HEATING
- 63 YEARS REMAINING ON THE LEASE



**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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.