



Taylors

Haywharf Road, PENSNETT, Brierley Hill.

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This TREMENDOUSLY SPACIOUS & VERY WELL PROPORTIONED, THREE BEDROOM, TRADITIONAL STYLE, MID-TERRACE RESIDENCE is for sale with NO UPWARD CHAIN and is pleasantly situated within this POPULAR RESIDENTIAL LOCATION, which has a GOOD RANGE of SCHOOLING, Transport Links & Local Amenities (such as Russells Hall Hospital & Merry Hill Shopping Complex) close by. This LARGE PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and encompasses a VERY WELL ARRANGED & GOOD SIZED layout of accommodation.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Dual Aspect Sitting Room - 6.4m x 3.3m (20'11" x 10'9")

(measurements taken at widest available points)

Breakfast Kitchen - 2.9m x 2.8m (9'6" x 9'2")

(measurements taken at widest available points)

Conservatory / Veranda - 2.9m x 2m (9'6" x 6'6")

Office / Utility Area - 3.6m x 2m (11'9" x 6'6")

(measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 3.5m x 3.3m (11'5" x 10'9")

(measurements taken at widest available points)

Bedroom 2 - 3.4m x 2.9m (11'1" x 9'6")

(measurements taken at widest available points)

Bedroom 3 - 3.5m x 2.1m (11'5" x 6'10")

Modern Re-Appointed Wet Room

OUTSIDE

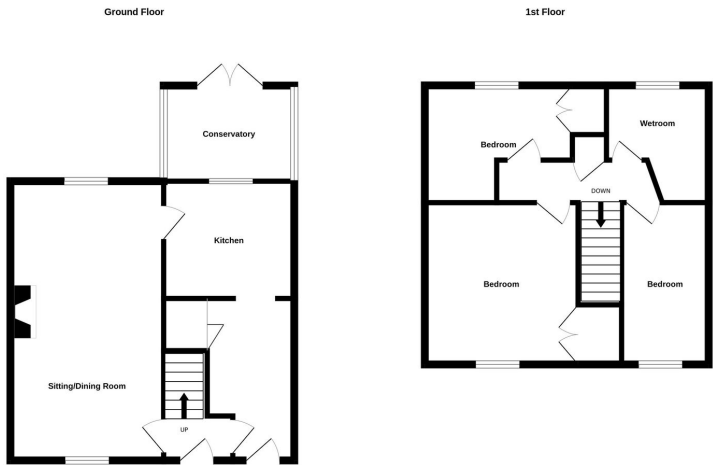
Gated Frontage

Good Sized Rear Garden

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. According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.

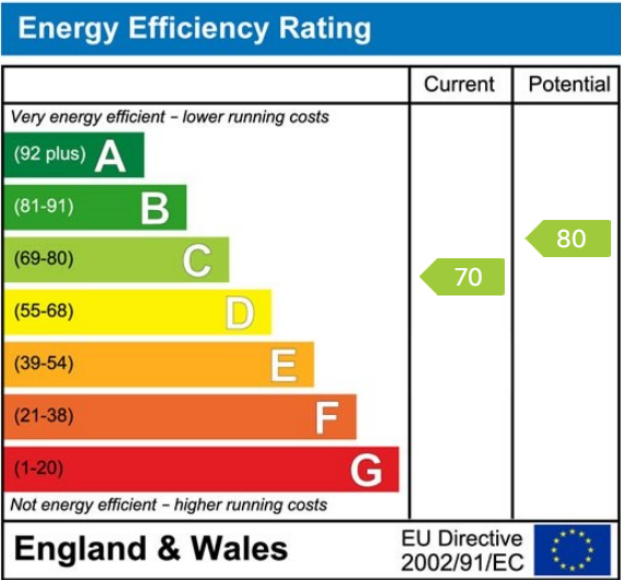
CONSTRUCTION - We believe the property is of a non-standard construction type (Smiths Defective) and therefore CASH BUYERS would be preferred. However, if any perspective purchasers wish to attempt to purchase the property with a mortgage, they would need to check with their chosen mortgage advisor / lender & legal conveyancing solicitor prior to proceeding with any purchase and this would be entirely at their own risk (this must be checked by any potential buyers conveyancing solicitor / surveyor).





Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metrixpro 12/2025

- TREMENDOUSLY SPACIOUS, TRADITIONAL STYLE, MID-TERRACE RESIDENCE
- THREE LARGE FIRST FLOOR BEDROOMS
- GAS CENTRAL HEATING
- EARLY VIEWING ADVISED
- MODERN RE-APPOINTED WET ROOM
- NO UPWARD CHAIN
- GOOD SIZED & SECLUDED REAR GARDEN
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- VERY WELL PROPORTIONED LAYOUT
- GATED FRONTAGE



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.