



Taylors

Penrith Close, LAKESIDE, Brierley Hill.

3 2 2



This EXPENSIVELY APPOINTED & STUNNINGLY IMPROVED, EXECUTIVE, THREE BEDROOM, DETACHED RESIDENCE had been BEAUTIFULLY MODERNISED & IMMACULATELY MAINTAINED throughout, and is SUPERBLY located within this EXCLUSIVE & SOUGHT AFTER close, which is situated within the EVER POPULAR AREA of "LAKESIDE". This VERY PROPORTIONED PROPERTY encompasses a THOUGHTFULLY ENLARGED layout of accommodation with both DOUBLE GLAZING & GAS CENTRAL HEATING (from Worcester Combination Boiler System), and furthermore is PERFECTLY SUITED for GROWING FAMILIES seeking a SPLENDID FOREVER HOME.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Reception Hall

Attractive Sitting Room - 3.48m x 2m (11'5" x 6'6")

Separate Dining Room - 2.64m x 5m (8'8" x 16'4")

Stunning Well fitted Kitchen - 2.84m x 10m (9'4" x 32'9")

Delightful Conservatory - 3.53m x 2m (11'7" x 6'6")

Guests Cloakroom / W.C

FIRST FLOOR

Landing

Bedroom 1 - 3.05m x 8m (10'0" x 26'2")

Luxury En-Suite - 1.47m x 11m (4'10" x 36'1")

Bedroom 2 - 3.38m x 7m (11'1" x 22'11")

Bedroom 3 - 2.49m x 0m (8'2" x 0'0")

Modern House Bathroom - 1.85m x 7m (6'1" x 22'11")

(measurements taken at widest point available)

OUTSIDE

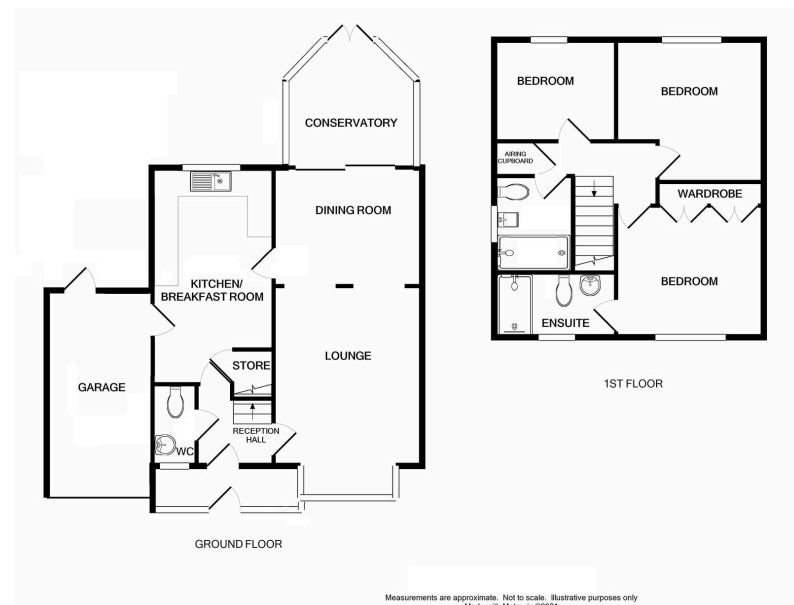
Impressive Driveway

Garage

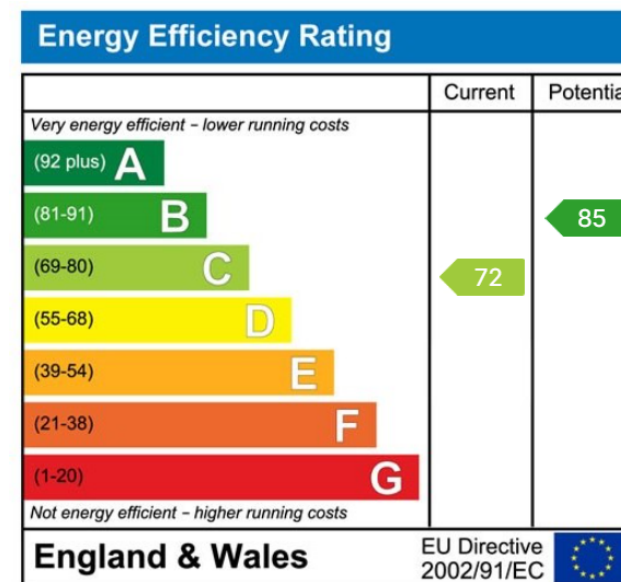
Wonderful Rear Garden

EPC: C. Council Tax Band: D. 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 low - very low risk of yearly flooding. Tenure: Freehold.





- STUNNING & EXPENSIVELY APPOINTED, EXECUTIVE, DETACHED RESIDENCE
- DOUBLE GLAZING & GAS CENTRAL HEATING FROM WORCESTER COMBI BOILER
- THREE GOOD SIZED & NICELY DECORATED FLOOR BEDROOMS
- LUXURY WELL APPPOINTED WHITE HOUSE BATHROOM
- SUPERBLY SITUATED WITHIN THIS EXCLUSIVE “LAKESIDE” CLOSE
- SPLENDIDLY PROPORTIONED & THOUGHTFULLY ENLARGED LAYOUT
- STUNNING WELL FITTED BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES
- MASTER BEDROOM WITH MODERN RE-APPOINTED EN-SUITE SHOWER ROOM
- EXCELLENT RANGE OF POPULAR SCHOOLING CLOSE BY
- EXTERNALLY WITH LARGE DRIVEWAY, GOOD SIZED GARAGE & WELL MAINTAINED REAR GARDEN



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