



Taylor's

Hamble Close, PENSNETT, Brierley Hill.

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This VERY WELL PRESENTED, SUPERBLY PROPORTIONED & THOUGHTFULLY ENLARGED, THREE BEDROOM, MID-TERRACE RESIDENCE is NICELY & CONVENIENTLY situated within this POPULAR Residential Location, which has an EXCELLENT RANGE of amenities (Such as Russells Hall Hospital), SOUGHT AFTER SCHOOLING & transportation links close by. This INCREDIBLY SPACIOUS & IMMACULATELY MAINTAINED PROPERTY is PERFECTLY SUITED for YOUNG FAMILIES or FIRST TIME BUYERS and furthermore encompasses a GOOD SIZED & VERY WELL ARRANGED layout of accommodation, of which must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated. This SPLENDID HOME has a host of VERY NOTABLE features.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Guests Cloakroom / W.C

Attractive Sitting Room - 4.4m x 3.1m (14'5" x 10'2")

Well Fitted Dining Kitchen - 4.7m x 3.3m (15'5" x 10'9")

Wonderful Conservatory - 3.9m x 2.5m (12'9" x 8'2")

FIRST FLOOR

Landing

Bedroom 1 - 4.2m x 2.6m (13'9" x 8'6")

Bedroom 2 - 4.1m x 2.7m (13'5" x 8'10")

Bedroom 3 - 3.8m x 2.1m (12'5" x 6'10")

(Measurements taken at widest available points)

Well Appointed House Bathroom - 2.3m x 1.7m (7'6" x 5'6")

(Measurements taken at widest available points)

OUTSIDE

Garage

Well Maintained Fore Garden

Low Maintenance Rear Garden

EPC: C. Council Tax Band: B. 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 chance of yearly flooding. Tenure: Freehold.

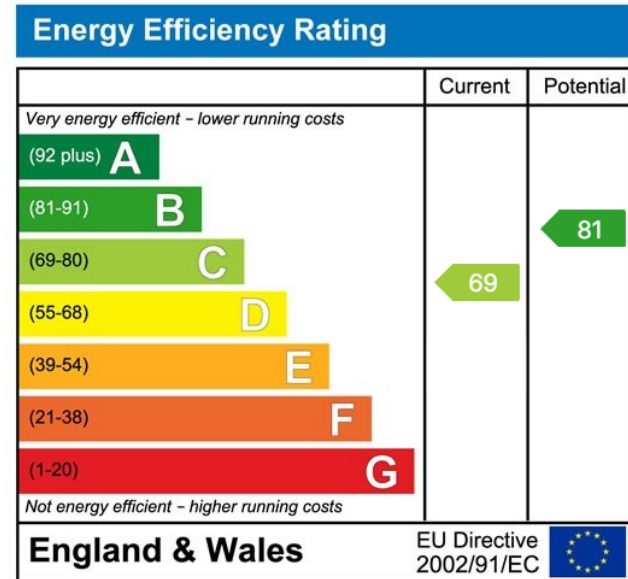


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- VERY WELL PRESENTED, SUPERBLY PROPORTIONED MID-TERRACE RESIDENCE
- WONDERFUL DOUBLE GLAZED CONSERVATORY
- WELL APPOINTED HOUSE BATHROOM
- PERFECT FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- RUSSELLS HALL HOSPITAL & A GOOD RANGE OF LOCAL SCHOOLING CLOSE BY
- THREE LARGE FIRST FLOOR BEDROOMS
- MODERN WELL FITTED KITCHEN WITH DINING AREA
- WELL MAINTAINED & LOW MAINTENANCE FRONT & REAR GARDENS
- SOUGHT AFTER RESIDENTIAL LOCATION
- CENTRALLY LOCATED TO BOTH KINGSWINFORD VILLAGE, PENSNETT HIGH STREET & BRIERLEY HILL TOWN CENTRE



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.