



**Taylors**



Chelmar Drive, PENSNETT, Brierley Hill.

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Superbly situated on a FANTASTIC CORNER PLOT POSITION within this POPULAR RESIDENTIAL LOCATION, is this VERY WELL PROPORTIONED & DECEPTIVELY SPACIOUS, TWO BEDROOM, SEMI-DETACHED RESIDENCE. This GOOD SIZED & WELL MAINTAINED PROPERTY is for sale with NO UPWARD CHAIN, and together with having FANTASTIC POTENTIAL to EXTEND & IMPROVE (Subject to the usual planning permissions), has an EXCELLENT RANGE of LOCAL AMENITIES (Such as Russells Hall Hospital), TRANSPORT LINKS & GOOD SCHOOLING close by. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which combined with being IDEALLY SUITED for YOUNG FAMILIES or FIRST TIME BUYERS looking to get onto the property ladder.

## ROOM DIMENSIONS

### GROUND FLOOR

#### Reception Hall

**Well Fitted Kitchen** - 3.5m x 2.4m (11'5" x 7'10")

(Measurements taken at widest available points)

**Spacious Sitting Room** - 4.2m x 3.5m (13'9" x 11'5")

(Measurements taken at widest available points)

**Dining Area** - 3m x 2.2m (9'10" x 7'2")

### FIRST FLOOR

#### Landing

**Bedroom 1** - 3.5m x 3.2m (11'5" x 10'5")

(Measurements taken at widest available points)

**Bedroom 2** - 3.3m x 2.9m (10'9" x 9'6")

(Measurements taken at widest available points)

#### House Shower Room

#### First Floor W.C

### OUTSIDE

#### Lengthy Driveway

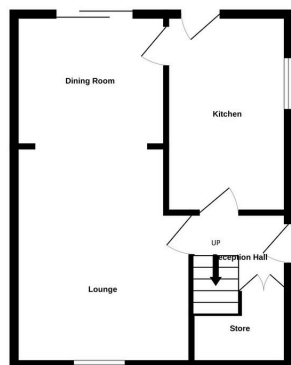
#### Extensive Fore Gardens

#### Secluded Rear Garden

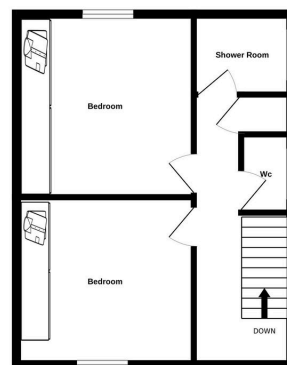
EPC: C. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.



Ground Floor



1st Floor



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

- VERY WELL PROPORTIONED & DECEPTIVELY SPACIOUS, SEMI-DETACHED RESIDENCE
- TWO LARGE FIRST FLOOR BEDROOMS
- LEGNTHY DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- SECLUDED REAR GARDEN
- RUSSELLS HALL HOSPITAL CLOSE BY
- NO UPWARD CHAIN
- FANTASTIC CORNER PLOT POSITION
- HUGE POTENTIAL
- POPULAR RESIDENTIAL LOCATION
- EARLY VIEWING ADVISED



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.