



Taylors

Pensnett Road, DUDLEY.

3 1 2



A STUNNING, WONDERFULLY EXTENDED & SUPERBLY PROPORTIONED, BAY FRONTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE, conveniently situated within this POPULAR RESIDENTIAL LOCATION, offering a BEAUTIFULLY MODERNISED & STYLISHLY DECORATED LAYOUT of accommodation of which is PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS. This COMPREHENSIVELY REFURBISHED & EXPENSIVELY APPOINTED FAMILY HOME has an abundance of SOUGHT AFTER SCHOOLING, Transport Links & LOCAL AMENITIES (Such as Russells Hall Hospital & Merry Hill Shopping Complex) close by, and furthermore has a BEAUTIFULLY LANDSCAPED REAR GARDEN & FANTASTIC DOUBLE GARAGE. This SPLENDID PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated & together with having WONDERFUL DISTANT REAR VIEWS.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Stylish Bay Fronted Dining Room - 4.2m x 3.2m (13'9" x 10'5")

(Measurements taken at widest available points)

Spacious & Extended Sitting Room - 5.2m x 3.2m (17'0" x 10'5")

(Measurements taken at widest available points)

Stunning & Enlarged Well Fitted Kitchen - 7.1m x 1.7m (23'3" x 5'6")

(Measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 4.3m x 3.2m (14'1" x 10'5")

(Measurements taken at widest available points)

Bedroom 2 - 4.4m x 3.1m (14'5" x 10'2")

(Measurements taken at widest available points)

Bedroom 3 - 2.5m x 1.8m (8'2" x 5'10")

(Measurements taken at widest available points)

Modern House Bathroom - 2.5m x 1.7m (8'2" x 5'6")

OUTSIDE

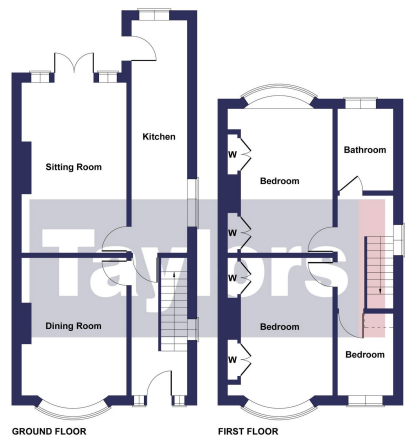
Block Paved Fore Garden

Double Garage

Beautifully Landscaped Rear Garden

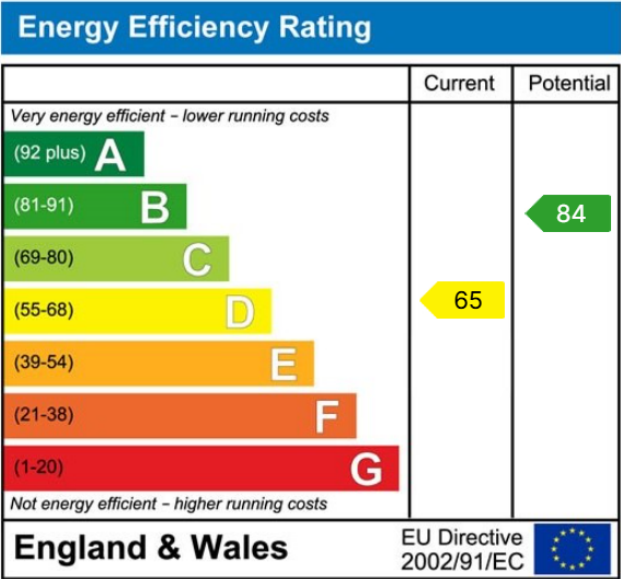
EPC: D. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked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





FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- WONDERFULLY EXTENDED SEMI-DETACHED RESIDENCE
- TWO STYLISHLY DECORATED & SPACIOUS RECEPTION ROOMS
- LUXURY & EXTENDED RE-FITTED KITCHEN
- MODERN WELL APPOINTED HOUSE BATHROOM
- THREE ATTRACTIVE FIRST FLOOR BEDROOMS
- SOUGHT AFTER RESIDENTIAL LOCATION
- RUSSELLS HALL HOSPITAL WITHIN WALKING DISTANCE
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- DOUBLE GARAGE
- MERRY HILL SHOPPING COMPLEX CLOSE BY



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