



Taylors

High street, PENSNETT, Brierley Hill.

3 2 3



A HANDSOME, HUGELY DISTINCTIVE & BEAUTIFULLY PROPORTIONED, THREE BEDROOM, DETACHED RESIDENCE pleasantly situated within this ESTABLISHED RESIDENTIAL LOCATION which has an OUTSTANDING range of LOCAL AMENITIES (Such as Kingswinford Village, Pensnett High Street & Russells Hall Hospital) & GOOD SCHOOLING close by. This ELEGANT HOME has been SUPERBLY EXTENDED and VERY WELL MAINTAINED throughout by the current owners, who have taken care to combine the characterful features with contemporary additions and stylish, quality fittings. The TREMENDOUSLY SPACIOUS proportions of the PROPERTY are ideal for everyday family living and entertaining, and furthermore offer GROWING FAMILIES a WONDERFUL & RARE OPPORTUNITY to purchase a SPLENDID & INDIVIDUAL PROPERTY within this POPULAR RESIDENTIAL LOCATION. This LARGE family home must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated, and together with encompassing a THOUGHTFULLY ENLARGED & OUTSTANDING layout of accommodation, is bursting with character and period charm throughout.

ROOM DIMENSIONS

GROUND FLOOR

Impressive Welcoming Hall

Bay Fronted Reception Room - 4.92m x 3.61m (16'1" x 11'10")

Separate Inner Dining Room - 4.01m x 3.61m (13'1" x 11'10")

Huge Rear Living Room with Feature Log Burning Fireplace - 5.48m x 9.67m (17'11" x 31'8")

Stunning Well Fitted Kitchen - 5.39m x 3.75m (17'8" x 12'3")

Well Appointed Ground Floor Shower Room - 1.6m x 2.18m (5'2" x 7'1")

FIRST FLOOR

Landing - 5.47m x 2.25m (17'11" x 7'4")

Bedroom 1 - 3.64m x 5.15m (11'11" x 16'10")

Bedroom 2 - 4.1m x 3.62m (13'5" x 11'10")

Bedroom 3 - 3.01m x 3.01m (9'10" x 9'10")

Modern House Shower Room - 2.9m x 1.78m (9'6" x 5'10")

OUTSIDE

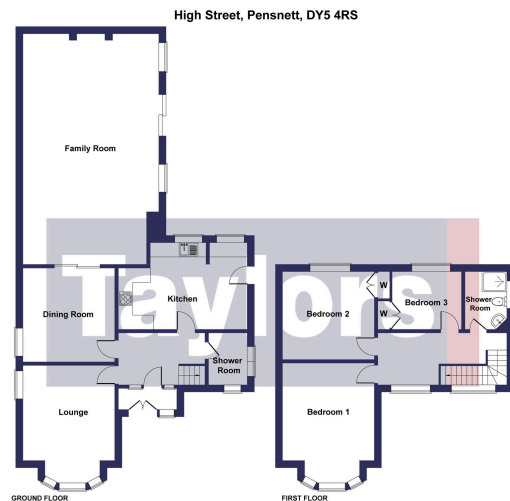
Large Driveway

Wonderful Rear Garden with Initial Patio Area for Alfresco Dining

ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

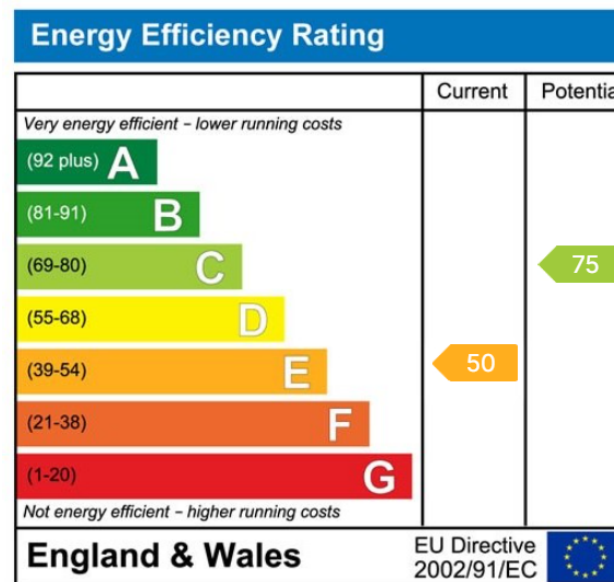
EPC: E. Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked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





FOR GUIDE PURPOSES ONLY
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- HANDSOMBE, HUGELY DISTINCTIVE & BEAUTIFULLY PROPORTIONED
- THREE LARGE & WELL PROPORTIONED FIRST FLOOR BEDROOMS
- TWO WELL APPOINTED SHOWER ROOMS
- THREE CHARMING & SPACIOUS RECEPTION ROOMS
- LOVELY & ATTRACTIVE REAR GARDEN WITH INITIAL PATIO AREA FOR ALFRESCO DINING
- ESTABLISHED RESIDENTIAL LOCATION
- STUNNING WELL FITTED KITCHEN
- GOOD SIZED DRIVEWAY WHICH PROVIDES OFF ROAD PARKING FOR NUMEROUS VEHICLES
- SUPERBLY EXTENDED & VERY WELL MAINTAINED LAYOUT
- EXTENSIVE RANGE OF GOOD SCHOOLING & LOCAL AMENITIES WITHIN CLOSE PROXIMITY



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