





## Pensnett Road, DUDLEY.

3 1 2





This BAY FRONTED, THOUGHTFULLY EXTENDED & VERY WELL PROPORTIONED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is located within this ESTABLISHED RESIDENTIAL LOCATION, which is well placed for a GOOD RANGE of Local SCHOOLING & transportation links, together with having Russells Hall Hospital within walking distance. This RELATIVELY SPACIOUS & VERY WELL ARRANGED PROPERTY is IDEALLY SUITED for those YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS and furthermore encompasses a CHARMING & VERY WELL ARRANGED arrangement of accommodation, of which must be viewed at the EARLIEST AVAILABLE OPPORTUNITY if to be fully appreciated.

## ROOM DIMENSIONS

### GROUND FLOOR

#### Entrance Porch

#### Reception Hall

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

(measurements taken at widest available points)

#### Enlarged Sitting Room - 5.5m x 3.1m (18'0" x 10'2")

(measurements taken at widest available points)

#### Extended Well Fitted Kitchen - 3.5m x 2.6m (11'5" x 8'6")

(measurements taken at widest available points)

### FIRST FLOOR

#### Landing

#### Bedroom 1 - 4.5m x 2.6m (14'9" x 8'6")

(measurements taken at widest available points)

#### Bedroom 2 - 4.3m x 3.2m (14'1" x 10'5")

(measurements taken at widest available points)

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

(measurements taken at widest available points)

#### House Bathroom - 2.4m x 1.8m (7'10" x 5'10")

(measurements taken at widest available points)

### OUTSIDE

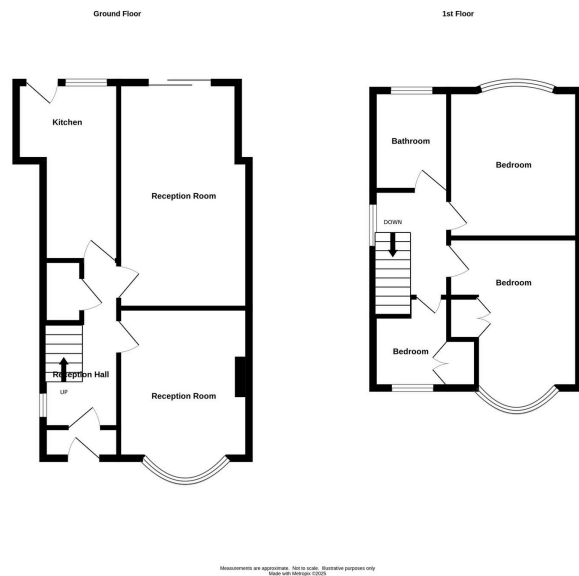
#### Block Paved Frontage (No Dropped Kerb)

#### Double Garage

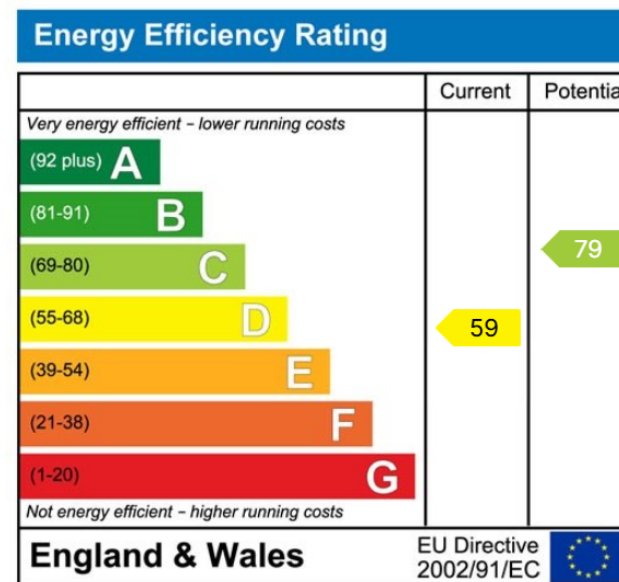
#### Lovely Rear Garden

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





- THOUGHTFULLY EXTENDED & VERY WELL PROPORTIONED, SEMI-DETACHED RESIDENCE
- DOUBLE GARAGE TO THE REAR
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- RUSSELLS HALL HOSPITAL CLOSE BY
- MODERN & EXTENDED WELL FITTED KITCHEN
- TWO SPACIOUS RECEPTION ROOMS
- EARLY VIEWING ADVISED
- IDEAL FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- EXTENSIVE RANGE OF AMENITIES, SCHOOLING & TRANSPORT LINKS WITHIN CLOSE PROXIMITY



**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.