



Taylor's

Tiled House Lane, PENSNETT, Brierley Hill, DY5 4LJ

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This INCREDIBLY SPACIOUS & THOUGHTFULLY ENLARGED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE is SUPERBLY SITUATED on a FANTASTIC SIZED PLOT within this POPULAR RESIDENTIAL LOCATION, and furthermore encompasses a VERY WELL PROPORTIONED & NICELY MAINTAINED layout of accommodation, of which is PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS. This GOOD SIZED PROPERTY is for sale with NO UPWARD CHAIN and together with having an EXTENSIVE RANGE of SCHOOLING, TRANSPORT LINKS & LOCAL AMENITIES (Such as Russells Hall Hospital, Kingswinford Village, Brierley Hill Town Centre & Merry Hill Shopping Complex) close by.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Hallway

Dual Aspect Sitting Room - 4.8m x 3.5m (15'8" x 11'5")

Modern Well Appointed Shower Room - 2.5m x 1.8m (8'2" x 5'10")

Fitted Kitchen - 3.2m x 3m (10'5" x 9'10")

Wonderful & Spacious Conservatory - 4.34m x 3.67m (14'2" x 12'0")

FIRST FLOOR

Landing

Bedroom 1 - 4m x 3.13m (13'1" x 10'3")

Bedroom 2 - 3.04m x 2.92m (9'11" x 9'6")

Bedroom 3 - 3.3m x 1.82m (10'9" x 5'11")

(Measurements taken at widest available points)

First Floor W.C

OUTSIDE

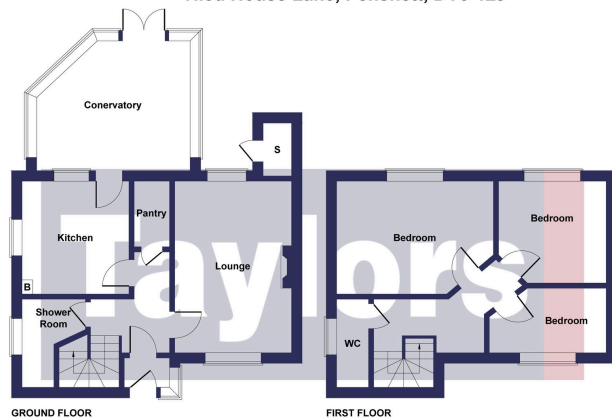
Impressive & Large Gated Driveway

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 very low risk of yearly flooding. Tenure: Freehold.



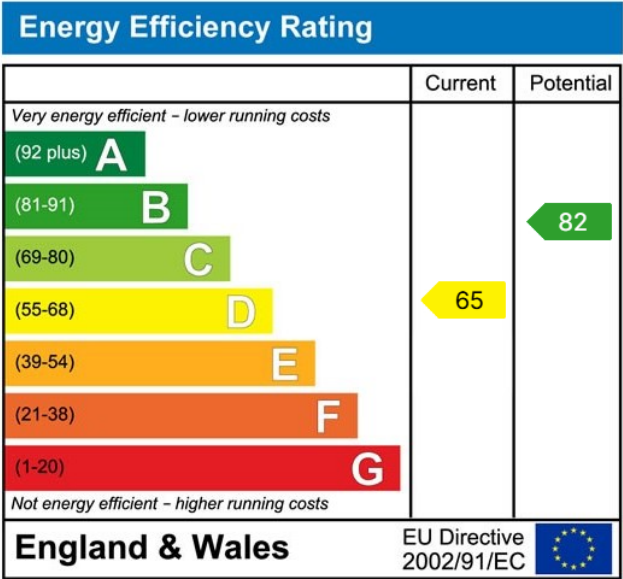
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- INCREDIBLY SPACIOUS & THOUGHTFULLY ENLARGED
- NO UPWARD CHAIN
- THREE LARGE FIRST FLOOR BEDROOMS
- IMPRESSIVE & HUGE BLOCK PAVED DRIVEWAY WHICH IS GATED & PROVIDES AMPLE OFF ROAD PARKING
- SUPERBLY SITUATED ON A FANTASTIC SIZED PLOT
- RUSSELLS HALL HOSPITAL & MERRY HILL SHOPPING COMPLEX CLOSE BY
- CENTRALLY LOCATED TO BOTH KINGSWINFORD & BRIERLEY HILL TOWN CENTRES
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- MODERN WELL APPOINTED SHOWER ROOM
- LARGE & SPACIOUS DOUBLE GLAZED CONSERVATORY



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