



Taylors

Swan Street, PENSNETT, Brierley Hill, DY5 4DJ

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This SUPERBLY PROPORTIONED & INCREDIBLY SPACIOUS, THREE BEDROOM, DETACHED RESIDENCE is pleasantly situated in a SOUGHT AFTER RESIDENTIAL AREA and must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated. This LARGE & MOST APPEALING PROPERTY is for SALE WITH NO UPWARD CHAIN, and encompasses a VERY WELL ARRANGED & CHARMING LAYOUT of accommodation, of which is PERFECTLY suited for YOUNG FAMILIES or the more discerning first time buyers. This GOOD SIZED & VERY WELL DESIGNED PROPERTY has MERRY HILL SHOPPING COMPLEX & RUSSELLS HALL HOSPITAL CLOSE BY and in brief comprises: Reception Hall, Large Sitting Room being OPEN PLAN to Distinct Dining Room Area, Well Fitted Kitchen, Utility Room, Landing, Three Well Proportioned First Floor Bedrooms and House Bathroom. Furthermore with Driveway, Garage, Gas Central Heating & Secluded Rear Garden.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall - 15.26m x 3.96m (50'0" x 12'11")

(Measurements taken at widest available points)

Spacious Sitting Room - 4.1m x 3.7m (13'5" x 12'1")

Dining Room Area - 3.32m x 2.71m (10'10" x 8'10")

Well Fitted Kitchen - 3.3m x 2.7m (10'9" x 8'10")

(Measurements taken at widest available points)

Utility Room - 2.82m x 1.93m (9'3" x 6'3")

FIRST FLOOR

Landing

Bedroom 1 - 4.08m x 2.71m (13'4" x 8'10")

Bedroom 2 - 2.52m x 4.16m (8'3" x 13'7")

Bedroom 3 - 3.34m x 2.43m (10'11" x 7'11")

Bathroom - 2.52m x 1.61m (8'3" x 5'3")

(Measurements taken at widest available points)

OUTSIDE

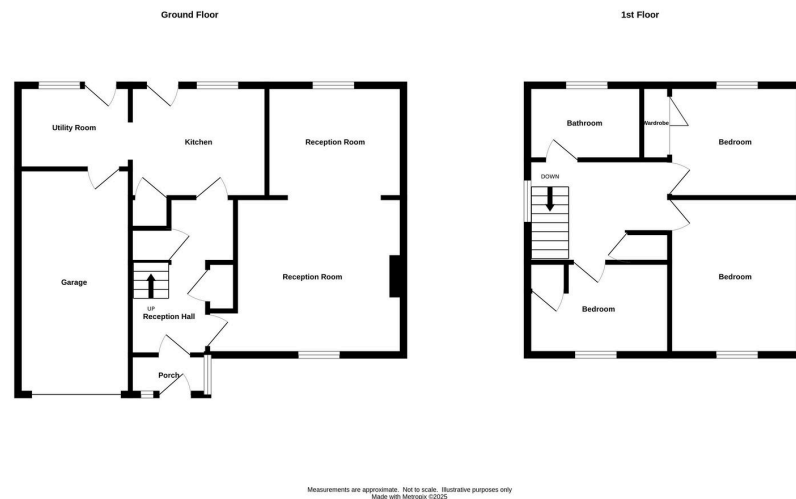
Driveway

Garage - 2.82m x 5.95m (9'3" x 19'6")

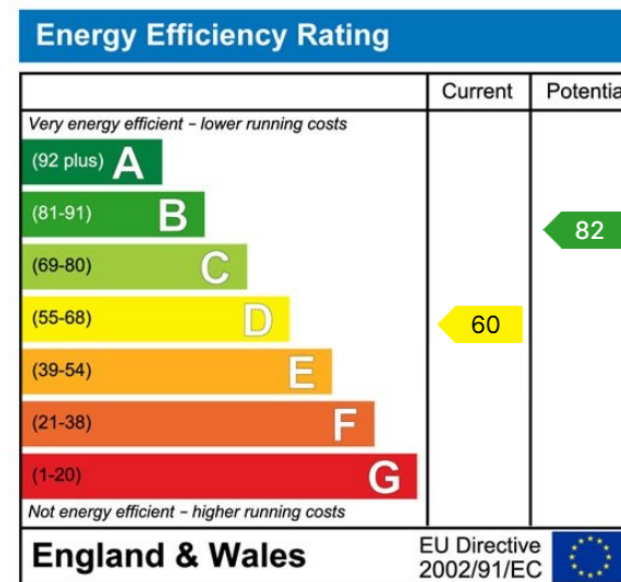
Rear Garden

EPC: D. Council Tax Band: C. 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.





- INCREDIBLY SPACIOUS DETACHED RESIDENCE
- WELL FITTED KITCHEN
- GAS CENTRAL HEATING
- EXTENSIVE RANGE OF SCHOOLING CLOSE BY
- IDEAL FOR FAMILIES
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- NO UPWARD CHAIN
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- RUSSELLS HALL HOSPITAL WITHIN CLOSE PROXIMITY
- SECLUDED & GOOD SIZED REAR GARDEN



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.