



Taylor's

Swan Street, Pensnett, Brierley Hill, DY5 4DN

Offers In Region Of £180,000

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This GOOD SIZED & VERY WELL PROPORTIONED, TWO BEDROOM, SEMI-DETACHED RESIDENCE is for sale with NO UPWARD CHAIN and is pleasantly situated within this POPULAR RESIDENTIAL LOCATION, which has Russells Hall Hospital combined with a FANTASTIC RANGE of Schooling, Transport Links & Local Amenities close by. This MOST APPEALING & DECEPTIVELY SPACIOUS PROPERTY is perfectly suited for YOUNG FAMILIES or FIRST TIME BUYERS looking to get onto the property ladder and in brief comprises: Side Reception Hall, Spacious Sitting Room, Large Dining Kitchen, Landing, Two Good Sized Bedrooms & House Bathroom with Separate W.C. Furthermore with HUGE DRIVEWAY which provides OFF ROAD PARKING for numerous vehicles, Double Glazing, Gas Central Heating, Garage & Large Rear Garden.

ROOM DIMENSIONS

GROUND FLOOR

Side Reception Hall

Sitting Room - 3.8m x 3.6m (12'5" x 11'9")

Spacious Dining Kitchen - 4.1m x 3.6m (13'5" x 11'9")

FIRST FLOOR

Landing

Bedroom 1 - 4m x 3.6m (13'1" x 11'9")

Bedroom 2 - 3.6m x 2.7m (11'9" x 8'10")

House Bathroom

Separate W.C

OUTSIDE

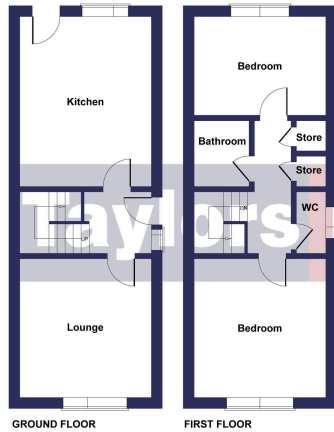
Huge Driveway

Large Rear Garden

EPC: C. 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 non 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.

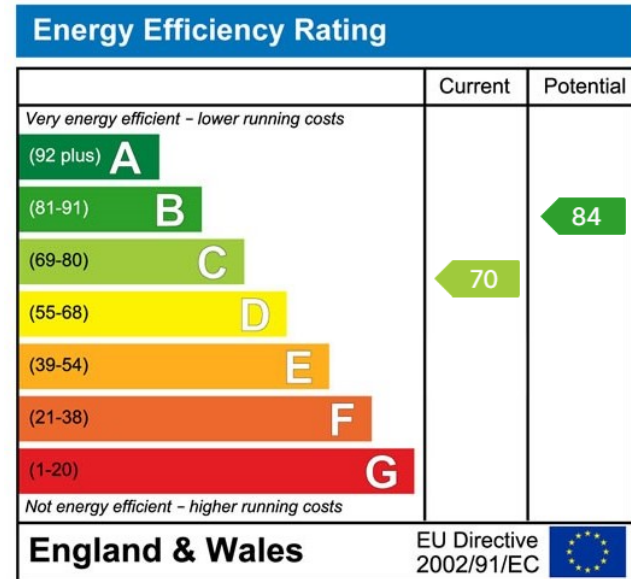


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- GOOD SIZED & VERY WELL PROPORTIONED, SEMI-DETACHED RESIDENCE
- NO UPWARD CHAIN
- RUSSELLS HALL HOSPITAL CLOSE BY
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- HUGE DRIVEWAY WHICH PROVIDES OFF ROAD PARKING FOR NUMEROUS VEHICLES
- TWO LARGE FIRST FLOOR BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- PERFECT FOR FIRST TIME BUYERS
- EARLY VIEWING ADVISED
- LARGE 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.