



Taylors

Woodfield Avenue, Pensnett, Brierley Hill, DY5 4RE

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This TREMENDOUSLY SPACIOUS & THOUGHTFULLY EXTENDED, BAY FRONTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is superbly situated on a FANTASTIC SIZED PLOT within this ESTABLISHED & EXTREMELY SOUGHT AFTER Cul-De-Sac, and furthermore affords a CHARMING & VERY GOOD SIZED layout of accommodation, of which is perfectly suited for GROWING FAMILIES or the more discerning FIRST TIME BUYERS. This WELL ARRANGED PROPERTY is for sale with NO UPWARD CHAIN and together with having potential to EXTEND further (subject to the usual planning permissions)

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Reception Hall

Pleasant Sitting Room - 4.22m x 3.82m (13'10" x 12'6")

Further Reception Room - 5.75m x 3.32m (18'10" x 10'10")

Spacious Breakfast Kitchen - 4.19m x 3.24m (13'8" x 10'7")

FIRST FLOOR

Landing

Bedroom 1 - 4.45m x 3.5m (14'7" x 11'5")

Bedroom 2 - 3.4m x 3.3m (11'1" x 10'9")

Bedroom 3 - 2.42m x 2.21m (7'11" x 7'3")

Wet Room - 2.23m x 2.18m (7'3" x 7'1")

OUTSIDE

Extensive Fore Gardens

Driveway

Garage - 4.96m x 2.64m (16'3" x 8'7")

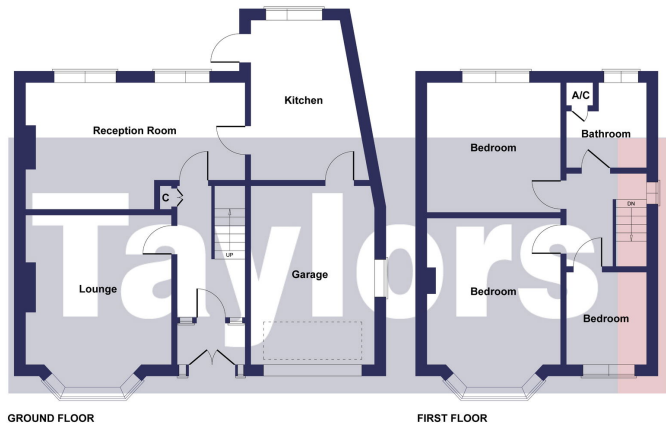
(Measurements taken at widest available points)

Large Rear Garden

EPC: C. 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 medium (Surface water) - very low (Rivers and the sea) risk of yearly flooding. Tenure: Freehold.

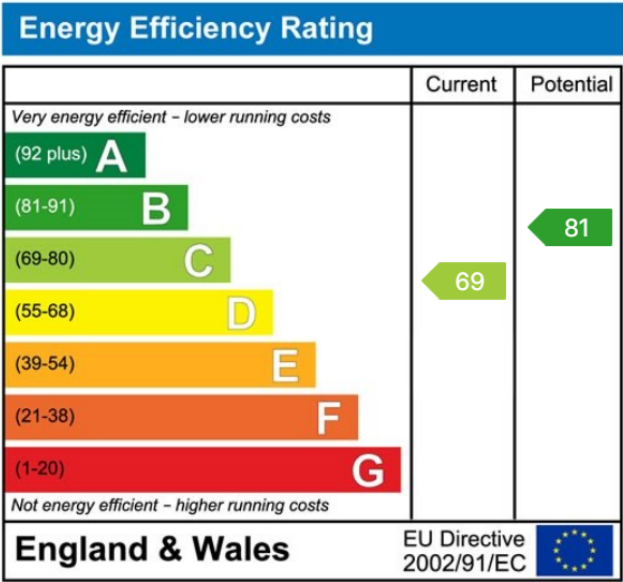


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- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING & GARAGE
- NO UPWARD CHAIN
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- SITUATED ON A FANTASTIC SIZED PLOT
- TREMENDOUSLY SPACIOUS & THOUGHTFULLY EXTENDED, BAY FRONTED, SEMI-DETACHED RESIDENCE
- THREE LARGE FIRST FLOOR BEDROOMS
- TWO INCREDIBLY SPACIOUS RECEPTION ROOMS
- LARGE BREAKFAST KITCHEN
- GOOD RANGE OF AMENITIES & SCHOOLING CLOSE BY
- POTENTIAL TO EXTEND FURTHER (SUBJECT TO PLANNING PERMISSION)



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.