



Derwent Close, Pensnett, Brierley Hill, DY5 4QB

Offers In Region Of £215,000

3 1 2



This INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated within this DESIRABLE RESIDENTIAL LOCATION, which has Russells Hall Hospital & a FANTASTIC ARRAY of POPULAR SCHOOLING & LOCAL AMENITIES (Such as Kingswinford Village & Brierley Hill Town Centre) close by, and furthermore encompasses a MOST APPEALING LAYOUT of accommodation, of which is IDEALLY SUITED for growing families or FIRST TIME BUYERS. This WELL ARRANGED PROPERTY is for sale with NO UPWARD CHAIN, and in brief comprises: Reception Hall, Spacious Living Room, Separate Dining Room, Fitted Kitchen, Landing, Three Large First Floor Bedrooms & Well Appointed House Shower Room. Furthermore with Extensive Tarmac Driveway which provides AMPLE OFF ROAD PARKING, Garage & Good Sized Rear Garden with Well Maintained Lawn & Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Hallway

Guests Cloakroom / W.C

Spacious Sitting Room - 4.26m x 3.5m (13'11" x 11'5")

(Measurements taken at widest available points)

Separate Dining Room - 3.1m x 2.62m (10'2" x 8'7")

Well Fitted Kitchen - 3.38m x 3.1m (11'1" x 10'2")

(Measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 3.87m x 3.34m (12'8" x 10'11")

(Measurements taken at widest available points)

Bedroom 2 - 3.87m x 2.65m (12'8" x 8'8")

(Measurements taken at widest available points)

Bedroom 3 - 2.79m x 2.38m (9'1" x 7'9")

House Shower Room

OUTSIDE

Lengthy Driveway

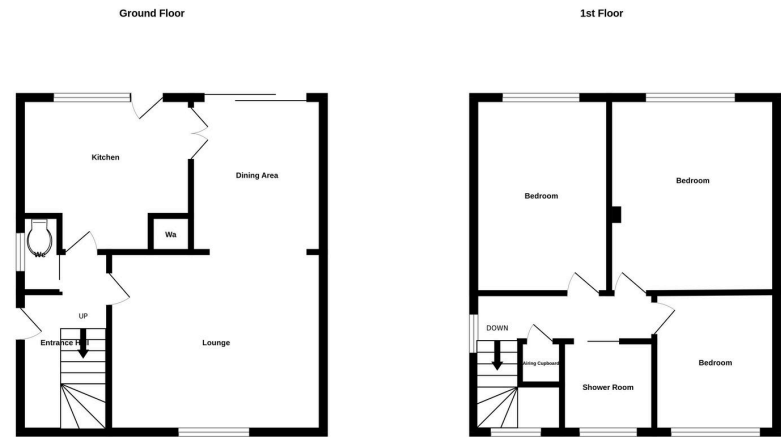
Garage

Well Maintained Rear Garden

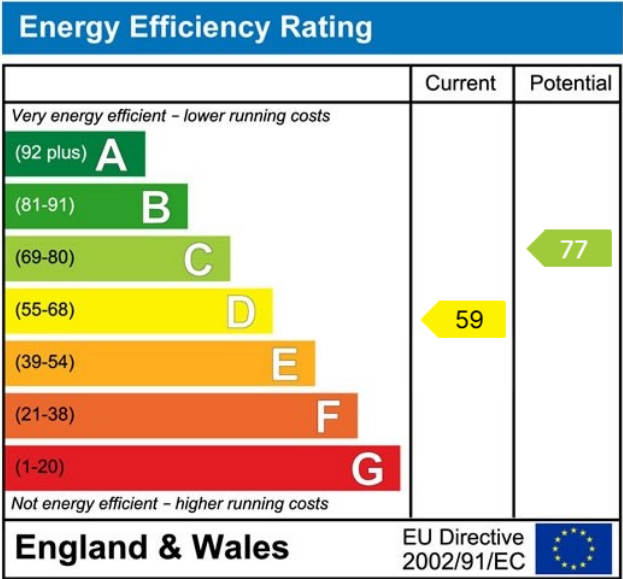
Lawned Fore Garden

EPC: D. Council Tax Band: B. All main services connected (No Gas Central Heating). 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 & VERY WELL PROPORTIONED, SEMI-DETACHED RESIDENCE
- THREE LARGE FIRST FLOOR BEDROOMS
- WELL MAINTAINED REAR GARDEN
- POPULAR RESIDENTIAL LOCATION
- EXCELLENT RANGE OF SCHOOLING WITHIN CLOSE PROXIMITY
- NO UPWARD CHAIN
- TWO SPACIOUS RECEPTION ROOMS
- LEGNTHY DRIVEWAY & GARAGE
- RUSSELLS HALL HOPSITAL CLOSE BY
- EARLY VIEWING ADVISED



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.