



Taylors

Blackwater Close, Pensnett, Brierley Hill, DY5 4QG

Offers In Region Of £170,000

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A SUPERBLY PROPORTIONED & DECEPTIVELY SPACIOUS, TWO BEDROOM, SEMI-DETACHED HOME available for sale with NO UPWARD CHAIN, and pleasantly situated within this POPULAR RESIDENTIAL LOCATION, which is local to Kingswinford village, BRIERLEY HILL TOWN CENTRE & Russells Hall Hospital. The property is PERFECTLY SUITED for YOUNG FAMILIES or FIRST TIME BUYERS looking to get onto the property ladder and in brief comprises; Side Entrance Hall, Attractive Through Living Room with Distinct Dining Room Area, Spacious Well Fitted kitchen, Landing, Two Large Double First Floor Bedrooms & Well Appointed Bathroom with Separate W.C. Additionally, this LOVELY HOME also benefits from having a GARAGE, Pleasant Rear Garden, Fore Garden, Majority Single Glazing & Gas Central Heating. EARLY VIEWING ADVISED!

ROOM DIMENSIONS

GROUND FLOOR

Side Entrance Hall

Kitchen - 3.6m x 2.36m (11'9" x 7'8")

(Measurements taken at widest available points)

Attractive Sitting Room - 4.3m x 3.55m (14'1" x 11'7")

(Measurements taken at widest available points)

Dining Room Area - 3.01m x 2.25m (9'10" x 7'4")

FIRST FLOOR

Landing

Bedroom 1 - 3.56m x 3.3m (11'8" x 10'9")

Bedroom 2 - 3.56m x 3.36m (11'8" x 11'0")

House Bathroom

Separate W.C

OUTSIDE

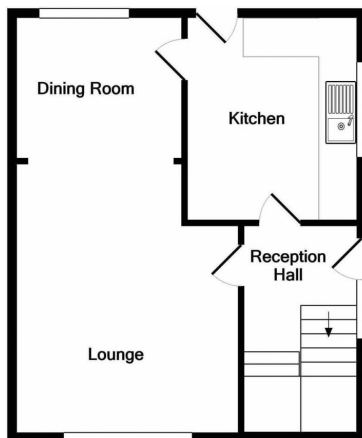
Fore Garden

Rear Garden

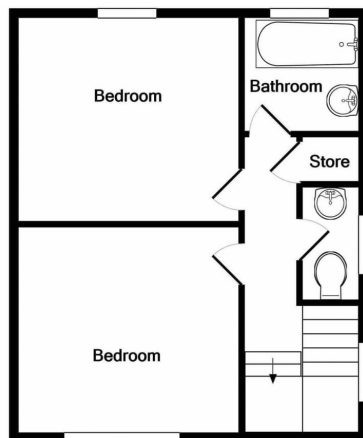
Garage

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 a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a low - very low risk of yearly flooding. Tenure: Freehold.





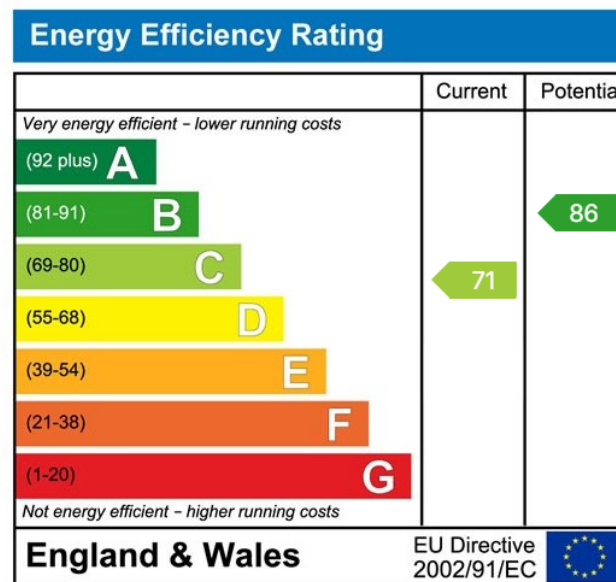
Ground Floor



1st Floor

Blackwater Close, DY5 4QG
Measurements are approximate. Not to scale. Illustrative purposes only
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- SUPERBLY PROPORTIONED & DECEPTIVELY SPACIOUS, SEMI-DETACHED HOME
- NO UPWARD CHAIN
- EARLY VIEWING ADVISED
- CENTRALLY LOCATED TO BOTH KINGSWINFORD & BRIERLEY HILL TOWN CENTRES
- ATTRACTIVE THROUGH LOUNGE WITH DISTINCT DINING ROOM AREA
- TWO LARGE & DOUBLE FIRST FLOOR BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- RUSSELLS HALL HOSPITAL CLOSE BY
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- SPACIOUS WELL FITTED KITCHEN



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