



Taylors

Derwent Close, Pensnett, Brierley Hill, DY5 4QB

Offers In Region Of £250,000

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A BEAUTIFULLY PRESENTED & INCREDIBLY SPACIOUS, THREE BEDROOM, SEMI-DETACHED RESIDENCE pleasantly situated within this POPULAR & EXTREMELY DESIRABLE Residential Location, and furthermore encompassing a VERY WELL PROPORTIONED & GOOD SIZED layout of accommodation with both Double Glazing & Gas Central Heating.

This NICELY MAINTAINED PROPERTY offers a FANTASTIC OPPOTUNITY for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS to purchase a LOVELY FAMILY HOME which is ATTRACTIVELY PRESENTED throughout and all together offers a SPENDID COMBINATION of modern living, tremendously spacious accommodation and a hugely CONVENIENT residential location. This SUPERBLY APPOINTED HOME is ideally located within this POPULAR AREA of PENSENTT and has a FANTASTIC ARRAY of LOCAL AMENITIES (Such as Russells Hall Hospital & Merry Hill Shopping Complex) & GOOD SCHOOLING close by, and furthermore is conveniently situated for both Kingswinford Village & Pensnett High Street. An EARLY VIEWING is ADVISED if to appreciate the size & standard of the accommodation on offer, which in brief comprises: Reception Hall, Guests Cloakroom / W.C, Stunning Re-Fitted Breakfast Kitchen, Attractively Decorated Sitting Room, Landing, Three Large First Floor Bedrooms & Modern White Suite House Bathroom. Furthermore this GOOD SIZED HOME is complemented with an EXTENSIVE DRIVEWAY which provides OFF ROAD PARKING for Numerous Vehicles, Garage which has been Sub-Divided into a Laundry / Office Space & Workshop / Garage Store and Huge Well Maintained Rear Garden with NICE SIZED LAWN, Initial Patio & Rear Decking Areas for Alfresco Dining & WONDERFUL TIMBER CONSTRUCTED OUTHOUSE with a Variety of Potential Uses. This FANTASTIC GARDEN SPACE is PERFECT for Growing Families & overall provides SUPERB POTENTIAL to EXTEND

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Guests Cloakroom / W.C

Stunning Well Fitted Breakfast Kitchen - 6.04m x 3.08m (19'9" x 10'1")

Attractive Living Room - 4.26m x 3.49m (13'11" x 11'5")

FIRST FLOOR

Landing

Bedroom 1 - 3.86m x 3.21m (12'7" x 10'6")

Bedroom 2 - 3.9m x 2.77m (12'9" x 9'1")

Bedroom 3 - 2.8m x 2.35m (9'2" x 7'8")

Modern White Suite Bathroom - 1.87m x 1.86m (6'1" x 6'1")

OUTSIDE

Large & Extensive Driveway

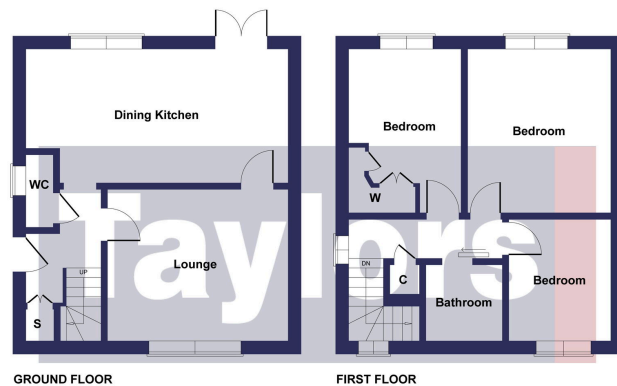
Garage which has been Sub-Divided into a Laundry / Office Space & Garage Store / Workshop

Fantastic Timber Constructed Outbuilding with Variety of Potential Uses (l.e - Gym / Home Office)

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 very low risk of yearly flooding. Tenure: Freehold.

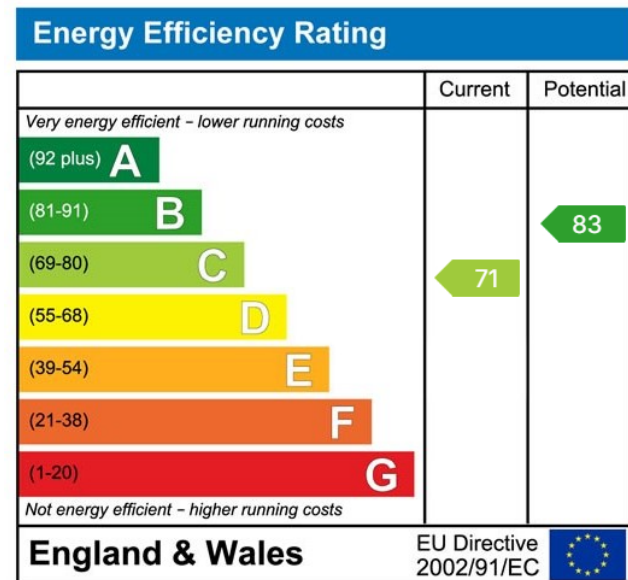


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- BEAUTIFULLY PRESENTED & INCREDIBLY SPACIOUS, SEMI-DETACHED RESIDENCE
- GOOD RANGE OF SCHOOLING & LOCAL AMENITIES CLOSE BY
- EXTENSIVE DRIVEWAY WHICH PROVIDES OFF ROAD PARKING FOR NUMEROUS VEHICLES
- SOUGHT AFTER & DESIRABLE RESIDENTIAL LOCATION
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- STUNNING RE-FITTED BREAKFAST KITCHEN
- LARGE & WELL MAINTAINED REAR GARDEN
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- RUSSELLS HALL HOSPITAL WITHIN CLOSE PROXIMITY
- FANTASTIC TIMBER CONSTRUCTED OUTBUILDING WITH VARIETY OF POTENTIAL USES (I.E - GYM / HOME OFFICE)



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.