



Taylors

Commonside, Pensnett, Brierley Hill, DY5 4AB

Offers In Region Of £225,000

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A BEAUTIFULLY IMPROVED, TRADITIONAL & BAY FRONTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE which has been thoughtfully EXTENDED to the rear, offering a GOOD SIZED & VERY WELL PROPORTIONED layout of accommodation which includes GAS CENTRAL HEATING & UPVC DOUBLE GLAZING. This ATTRACTIVELY PRESENTED PROPERTY is VERY WELL MAINTAINED throughout and is conveniently situated within this ESTABLISHED RESIDENTIAL LOCATION, which has a FANTASTIC RANGE of SCHOOLING, Transport Links & Local Amenities close by, together with having Fens Pool Nature Reserve & the Dell Stadium within walking distance - The stadium itself boasts a wide range of facilities providing a superb training and competition venue. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: reception hall, front lounge with walk-in bay window (this front reception room is currently used as a 4th Bedroom), stylishly decorated extended rear reception room, extended & well fitted breakfast kitchen, landing, THREE WELL PROPORTIONED First Floor BEDROOMS and Modern Re-Appointed House Bathroom. The property is ideally suited for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS and is further enhanced by a Driveway which provides AMPLE OFF ROAD PARKING & Delightfully Landscaped Rear Garden.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Bay Fronted Reception Room - 4.11m x 3.13m (13'5" x 10'3")

(Measurements taken at widest available points)

Stylish & Extended Rear Reception Room - 5.53m x 2.97m (18'1" x 9'8")

Modern Well Fitted Kitchen - 5.43m x 1.75m (17'9" x 5'8")

FIRST FLOOR

Landing

Bedroom 1 - 4.24m x 3.16m (13'10" x 10'4")

Bedroom 2 - 3.48m x 3.09m (11'5" x 10'1")

Bedroom 3 - 2.02m x 1.73m (6'7" x 5'8")

Luxury Re-Appointed House Bathroom

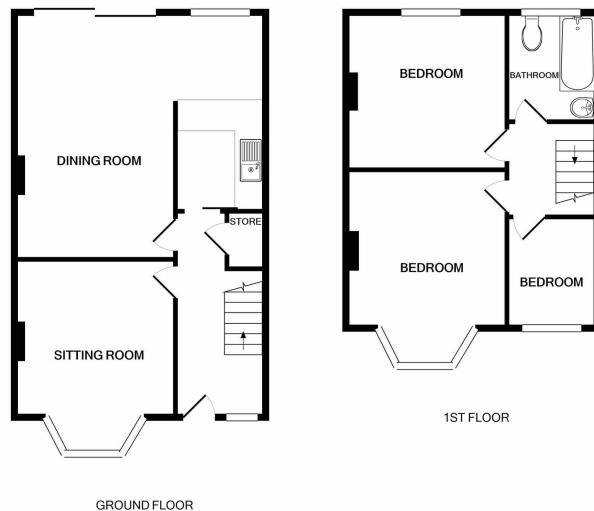
OUTSIDE

Driveway

Attractive Rear Garden

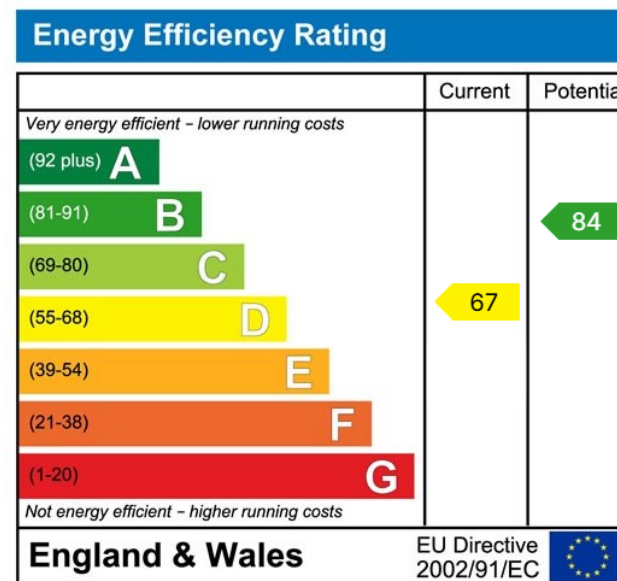
EPC: D. Council Tax Band: C. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.





COMMONSIDE, DYS 4AD
 Measurements are approximate. Not to scale. Illustrative purposes only
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- BEAUTIFULLY IMPROVED, TRADITIONAL & BAY FRONTED, SEMI-DETACHED RESIDENCE
- EXTENDED GROUND FLOOR LAYOUT
- LUXURY RE-APPOINTED HOUSE BATHROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- GOOD RANGE OF AMENITIES & TRANSPORT LINKS CLOSE BY
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- MODERN WELL FITTED KITCHEN
- IDEAL FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- TWO ATTRACTIVELY DECORATED RECEPTION ROOMS
- EARLY VIEWING ADVISED



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