



Taylors

Tiled House Lane, Pensnett, Brierley Hill, DY5 4LN

Offers In Region Of £180,000

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This VERY LARGE & TREMENDOUSLY SPACIOUS, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated on a GOOD SIZED PLOT within this POPULAR LOCATION, and furthermore encompasses a SUPERBLY PROPORTIONED & MOST APPEALING layout of accommodation with Double Glazing & Gas Central Heating from a Worcester Combination Boiler System.

This WELL ARRANGED PROPERTY is ideally suited for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS and furthermore offers potential buyers HUGE POTENTIAL in which to create their dream home, with the potential to blend contemporary style and comfort with the property's generous proportions and brilliant room sizes.

The PROPERTY is conveniently located within the POPULAR area of Pensnett, which has a FANTASTIC RANGE of Good Schooling & Local Amenities close by(Such as Merry Hill Shopping Complex & Russells Hall Hospital), together with having both Kingswinford Village & Pensnett High Street close by. Pensnett is also home to The Fens Pools and Buckpool Nature Reserve which is a wildlife haven flourishing with a variety of Canals, pools, grassland and woodland areas.

An EARLY VIEWING is ESSENTIAL if to appreciate the size of the accommodation on offer, which in brief comprises: Side Reception Hallway, Spacious Dual Aspect Sitting Room, Fitted Kitchen, House Bathroom, Landing and Three Large & Well Proportioned First Floor Bedrooms. Furthermore this GOOD SIZED PROPERTY is set behind a Driveway which provides OFF ROAD PARKING and additionally has a Garage and a Large Rear Garden.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Sitting Room - 4.97m x 3.34m (16'3" x 10'11")

Kitchen - 3.64m x 3.24m (11'11" x 10'7")

House Bathroom - 1.83m x 1.69m (6'0" x 5'6")

FIRST FLOOR

Landing

Bedroom 1 - 4.36m x 3.78m (14'3" x 12'4")

Bedroom 2 - 3.35m x 2.73m (10'11" x 8'11")

Bedroom 3 - 3.34m x 2.08m (10'11" x 6'9")

OUTSIDE

Driveway

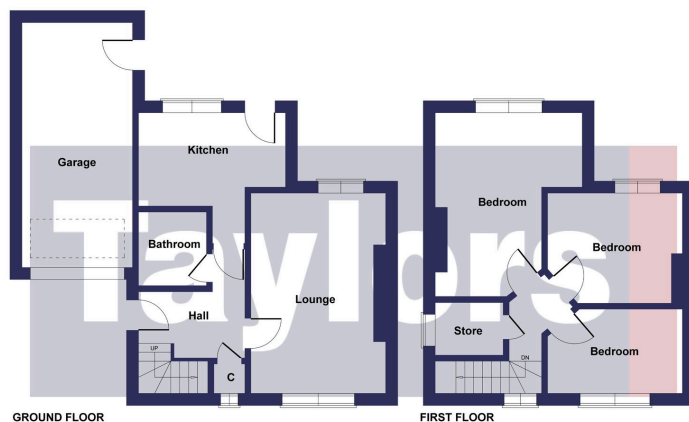
Garage

Very Large Rear Garden

EPC: F. Council Tax Band: A. 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.

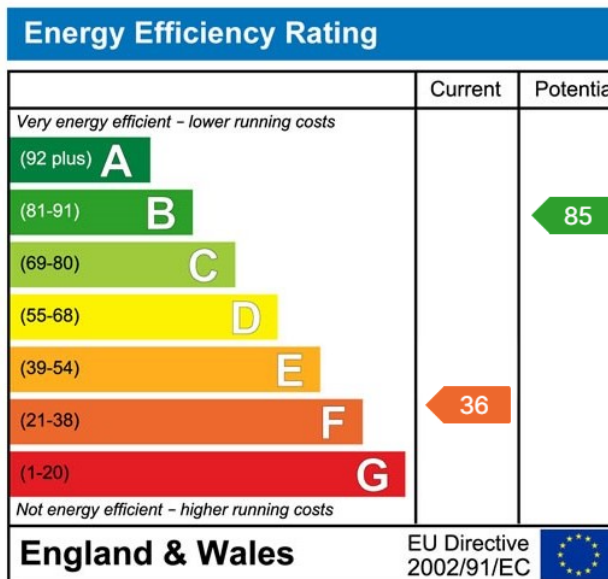


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- TREMENDOUSLY SPACIOUS, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE
- GAS CENTRAL HEATING FROM WORCESTER COMBINATION BOILER SYSTEM
- RUSSELLS HALL HOSPITAL WITHIN CLOSE PROXIMITY
- EARLY VIEWING ESSENTIAL
- FANTASTIC POTENTIAL TO EXTEND (SUBJECT TO THE USUAL PLANNING PERMISSIONS)
- THREE LARGE FIRST FLOOR BEDROOMS
- VERY LARGE REAR GARDEN ASPECT
- GOOD SIZED LAYOUT WITH DOUBLE GLAZING
- GOOD RANGE OF AMENITIES & SCHOOLING CLOSE BY
- IDEAL FOR GROWING FAMILIES OR FIRST TIME BUYERS



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.