



144c High Street,  
Pensnett, DY5 4DR

**Taylor's**

# 144c High Street, Pensnett, DY5 4DR

*STYLISHLY PRESENTED & EXPENSIVELY APPOINTED, THREE STOREY, MODERN STYLE TOWNHOUSE*

## ROOM DIMENSIONS

### GROUND FLOOR

Reception Hall

Guests Cloakroom

Stunning Well Fitted Kitchen - 8' 5" x 7' 8"  
(2.56m x 2.34m)

Stylish Sitting Room - 14' 8" x 12' 10" (4.47m x 3.91m)

### FIRST FLOOR

Landing

Bedroom 2 - 12' 2" x 11' 2" (3.71m x 3.40m)

Bedroom 3 - 11' 6" x 6' 6" (3.50m x 1.98m)

House Bathroom - 8' 6" x 5' 3" (2.59m x 1.60m)

### SECOND FLOOR

Bedroom 1 - 19' 6" x 12' 2" (5.94m x 3.71m)

En-Suite - 9' 4" x 7' 10" (2.84m x 2.39m)

### OUTSIDE

Allocated Off Road Parking

Lawned Fore Garden

Lovely Rear Garden

Measurements taken at widest available  
points

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



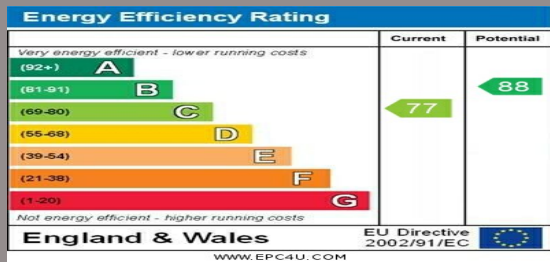
This IMMACULATELY MAINTAINED & STYLISHLY PRESENTED, DECEPTIVELY SPACIOUS, THREE BEDROOM, THREE STOREY, MODERN STYLE, MID-TOWNHOUSE is conveniently situated within this ESTABLISHED RESIDENTIAL LOCATION, which has RUSSELLS HALL HOSPITAL combined with an EXTENSIVE RANGE of POPULAR SCHOOLING close by and furthermore offers an EXTREMELY HIGH SPECIFICATION layout of BEAUTIFULLY APPOINTED and VERY WELL PROPORTIONED accommodation which includes DOUBLE GLAZING & GAS CENTRAL HEATING. This VERY WELL ARRANGED & GOOD SIZED PROPERTY is PERFECTLY SUITED for FIRST TIME BUYERS or YOUNG FAMILIES, and in brief comprises: Reception Hall, Guests Cloakroom / W.C, Stylishly Decorated Sitting Room, Stunning Well Fitted Kitchen, First Floor Landing, Two First Floor Bedrooms, Modern First Floor House Bathroom & Spacious Top Floor Master Bedroom with Well Appointed En-Suite. Furthermore with Allocated OFF ROAD PARKING to the rear, Lawned Fore Garden & Lovely Rear Garden which would be perfect for al-fresco dining! Tenure: Freehold. C: TBC. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & superfast 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).

BHS10195

MISREPRESENTATION ACT 1967

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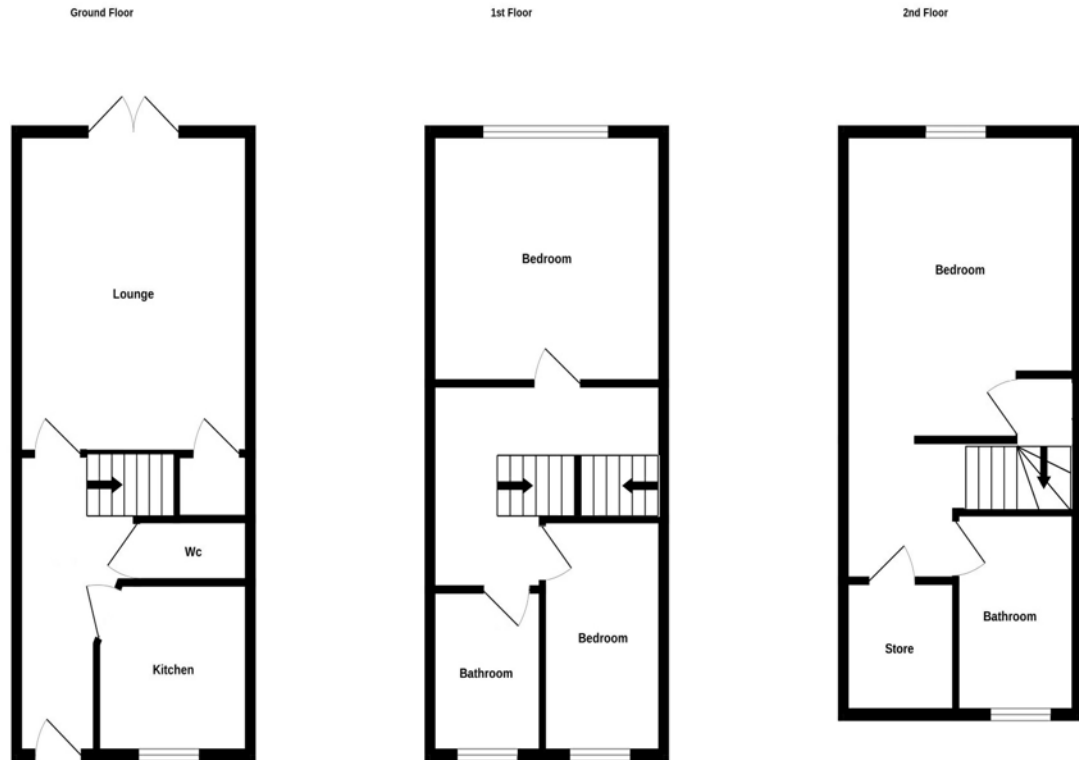
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