



**Taylor's**

# Commonside, Pensnett, Brierley Hill, DY5 4AD

Offers In Region Of £295,000

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A STUNNING, VERY WELL PROPORTIONED & SIGNIFICANTLY EXTENDED, FOUR BEDROOM, SEMI-DETACHED RESIDENCE conveniently situated within this POPULAR & ESTABLISHED RESIDENTIAL LOCATION, and furthermore encompassing a TREMENDOUSLY SPACIOUS layout of accommodation with both Double Glazing & Gas Central Heating. This BEAUTIFULLY PRESENTED PROPERTY offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a GOOD SIZED FAMILY HOME, which is IMMACULATELY MAINTAINED throughout, and altogether provides the PERFECT COMBINATION of Versatile & Modern Living, Stylishly Decorated 'Ready-to-move-into' Accommodation & a Hugely convenient residential location. An EARLY VIEWING is ESSENTIAL if to appreciate the standard & size of the accommodation on offer, which in brief comprises: Spacious Entrance Vestibule / Hallway, Attractive Sitting Room, Stunning Well Fitted Kitchen being OPEN PLAN to a Further Living Room / Reception Room, Guests Cloakroom / W.C, Useful Utility Room, Gorgeous 'Gallery' Landing with Feature Balustrade, Four Well Proportioned First Floor Bedrooms and Luxury Well Appointed House Bathroom. Externally this SUPERB PROPERTY is set behind a Gated Block Paved Driveway which provides AMPLE OFF ROAD PARKING and is further complimented with a WONDERFUL & SECLUDED REAR GARDEN aspect with Well Maintained Lawn & Initial Patio Area for Alfresco Dining.

**ROOM DIMENSIONS** (Measurements taken at widest available points)

## GROUND FLOOR

**Large Entrance Hall / Vestibule**

**Attractive Sitting Room** - 5.89m x 4.34m (19'3" x 14'2")

**Further Living Room / Additional Reception Room** - 3.62m x 3.27m (11'10" x 10'8")

**Stunning Well Fitted Kitchen** - 5.52m x 2.49m (18'1" x 8'2")

**Guests Cloakroom / W.C**

**Spacious Utility Room** - 4.3m x 2.6m (14'1" x 8'6")

## FIRST FLOOR

**Bedroom 1** - 3.96m x 2.77m (12'11" x 9'1")

**Dressing Room (Located off Master Bedroom)** - 2.39m x 1.23m (7'10" x 4'0")

**Bedroom 2** - 4.92m x 2.81m (16'1" x 9'2")

**Bedroom 3** - 3.75m x 3.31m (12'3" x 10'10")

**Bedroom 4** - 3.62m x 1.61m (11'10" x 5'3")

**Luxury Well Appointed House Bathroom** - 2.71m x 1.82m (8'10" x 5'11")

## OUTSIDE

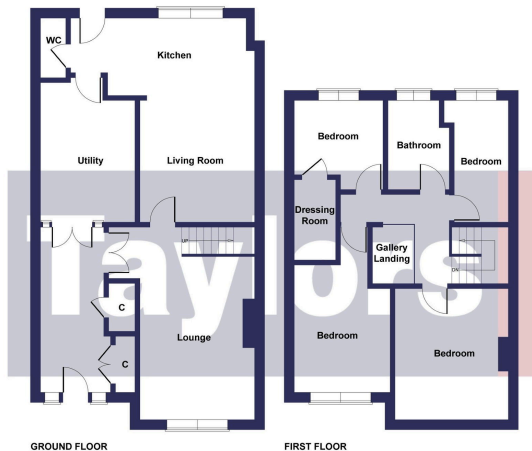
**Extensive Gated Driveway**

**Gorgeous & Good Sized Rear Garden**

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. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).



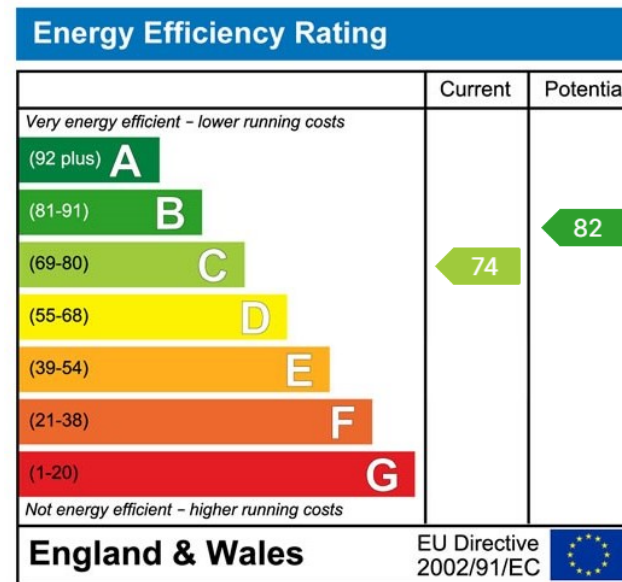
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**GROUND FLOOR** **FIRST FLOOR**

FOR GUIDE PURPOSES ONLY:  
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- VERY WELL PROPORTIONED & SIGNIFICANTLY EXTENDED, SEMI-DETACHED RESIDENCE
- FOUR LARGE & ATTRACTIVELY DECORATED FIRST FLOOR BEDROOMS
- TWO SPACIOUS & CHARMING RECEPTION ROOMS
- STUNNING WELL FITTED KITCHEN & SEPARATE UTILITY ROOM
- WONDERFUL & GOOD SIZED, SECLUDED REAR GARDEN
- NO UPWARD CHAIN
- LUXURY WELL APPOINTED HOUSE BATHROOM
- GORGEOUS 'GALLERY' LANDING WITH FEATURE BALUSTRADE
- EXTENSIVE RANGE OF SCHOOLING & LOCAL AMENITIES CLOSE BY
- CONVENIENT & ESTABLISHED RESIDENTIAL LOCATION



**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.