



Taylor's

Victoria Street, Pensnett, Brierley Hill, DY5 4LB

Offers In Region Of £360,000

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A STUNNING, BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, FOUR BEDROOM, VICTORIAN STYLE, DETACHED RESIDENCE superbly situated within this ADMIRABLE & SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a CHARACTERFUL, yet TREMENDOUSLY SPACIOUS layout of accommodation with both Double Glazing & Gas Central Heating. This CHARMING & VERY WELL PROPORTIONED PROPERTY offers GROWING FAMILIES an EXCITING & RARE OPPORTUNITY to purchase a TRULY WONDERFUL FAMILY HOME which is IMMACULATELY MAINTAINED throughout, and altogether provides the PERFECT COMBINATION of Flexible & Modern Living, Stylish 'Turn-Key-Ready' Accommodation & a HUGE CONVENIENT RESIDENTIAL LOCATION. 'Victoria Street' is an EXTREMELY DESIRABLE & WELL PLACED Cul-De-Sac, located within the convenient area of Pensnett, which is centrally located to both Kingswinford & Brierley Hill, both of which offer a FANTASTIC RANGE of POPULAR SCHOOLING, Regular Transport Links & Local Amenities. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Porch, Reception Hall, Lounge Diner with Feature Log Burner, Well Fitted Kitchen, Further Living Room, Utility Room, Versatile Office Space, Ground Floor Shower Room, Landing, Four Large First Floor Bedrooms (Master with En-Suite Shower Cubicle) & Luxury Well Appointed House Shower Bathroom. Externally with Block Paved Low Maintenance Frontage, Useful Garage Store and WONDERFUL REAR GARDEN ASPECT, has a LARGE WELL MAINTAINED LAWN & a Spacious Initial Patio Area.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Porch & Impressive Reception Hall

Stunning Well Fitted Kitchen - 4.94m x 4.78m (16'2" x 15'8")

Gorgeous Dining Area - 3.94m x 3.35m (12'11" x 10'11")

Attractive Sitting Room with Feature Log Burning Fireplace - 4.82m x 3.92m (15'9" x 12'10")

Further Living Room / Reception Room - 4.05m x 3.72m (13'3" x 12'2")

Useful Office Space - 3.93m x 2.74m (12'10" x 8'11")

Utility Room - 2.86m x 2.55m (9'4" x 8'4")

Modern Ground Floor Shower Room

FIRST FLOOR

Bedroom 1 - 4.8m x 3.98m (15'8" x 13'0")

Bedroom 2 - 4.82m x 3.63m (15'9" x 11'10")

Bedroom 3 - 4.11m x 3.67m (13'5" x 12'0")

Bedroom 4 - 3.73m x 2.87m (12'2" x 9'4")

Luxury Well Appointed House Shower Room - 2.64m x 1.95m (8'7" x 6'4")

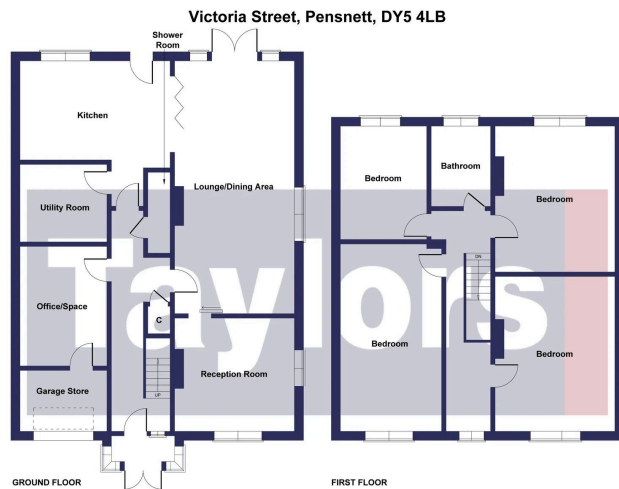
OUTSIDE

Block Paved Frontage

Garage Store & Wonderful Rear Garden Aspect

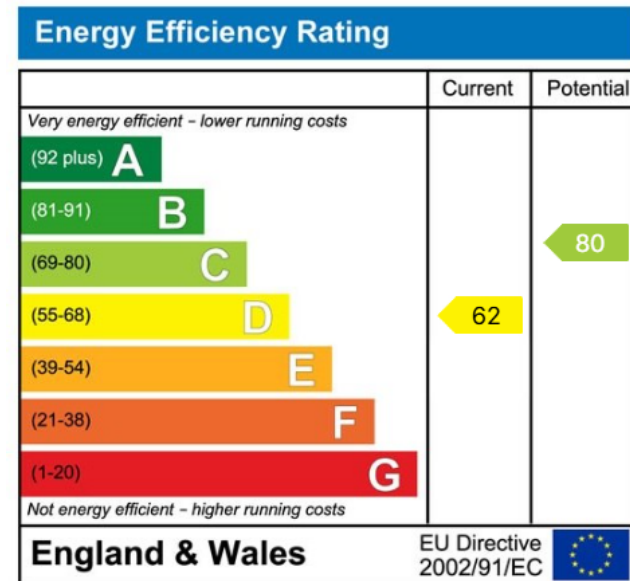
EPC: D. Council Tax Band: D. All main services connected. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.





FOR GUIDE PURPOSES ONLY:
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, DETACHED RESIDENCE
- LUXURY WELL APPOINTED HOUSE BATHROOM & MODERN GROUND FLOOR SHOWER ROOM
- MODERN & ATTRACTIVE WELL FITTED KITCHEN
- PERFECT FOR GROWING FAMILIES SEEKING A WONDERFUL FOREVER HOME
- CHARACTERFUL & CHARMING LAYOUT WITH BOTH DOUBLE GLAZING & GAS CENTRAL HEATING
- FOUR LARGE & WELL PROPORTIONED FIRST FLOOR BEDROOMS
- GORGEOUS & GOOD SIZED REAR GARDEN WITH INITIAL PATIO AREA FOR ALFRESCO DINING
- EXTREMELY ADMIRER & CONVENIENT RESIDENTIAL LOCATION
- SUPERB LOUNGE DINER WITH FEATURE LOG BURNER & FURTHER LIVING ROOM
- EXTENSIVE RANGE OF POPULAR SCHOOLING & LOCAL AMENITIES CLOSE BY



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.