



Taylor's

Corbys Hall Road, Pensnett, Brierley Hill, DY5 4RA
Offers In Region Of £280,000

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A STUNNING & THOUGHTFULLY EXTENDED, BAY FRONTED, SEMI-DETACHED RESIDENCE superbly situated within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a STYLISHLY DECORATED layout of accommodation with Double Glazing & Gas Central Heating. This VERY WELL PROPORTIONED PROPERTY is IMMACULATEDLY MAINTAINED throughout and together with being PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS, provides the PERFECT COMBINATION of MODERN LIVING, yet with a CHARACTERFUL & TRADITIONAL LAYOUT. This BEAUTIFULLY PRESENTED PROPERTY is located within this DESIRABLE & POPULAR Residential Location, and is CONVENIENTLY placed for for an extensive range of local amenities available within Pensnett & Brierley Hill, including a good selection of shops, local schooling and regular public transport services. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Reception Hall, Stylish Bay Fronted Sitting Room with Feature Fireplace, Modern Well Fitted Kitchen being OPEN PLAN TO Distinct Dining Area, Useful Utility Room, Guests Cloakroom / W.C, Side Lobby, Landing, Three Well Proportioned & Attractively Decorated First Floor Bedrooms and Luxury Well Appointed House Bathroom. Furthermore, this GORGEOUS PROPERTY is complimented with a GOOD SIZED TARMAC Driveway which provides OFF ROAD PARKING and has a Large Rear Garden with a Well Maintained Lawn & Initial Patio Area fir Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Stylish Sitting Room - 3.85m x 3.32m (12'7" x 10'10")

Stunning Well Fitted Kitchen - 3.81m x 3.17m (12'6" x 10'4")

Dining Area - 2.85m x 1.95m (9'4" x 6'4")

Utility Room - 2.61m x 1.82m (8'6" x 5'11")

Guests Cloakroom / W.C

FIRST FLOOR

Bedroom 1 - 4.13m x 3.25m (13'6" x 10'7")

Bedroom 2 - 3.8m x 3.17m (12'5" x 10'4")

Bedroom 3 - 2.73m x 1.88m (8'11" x 6'2")

Modern House Bathroom - 1.88m x 1.76m (6'2" x 5'9")

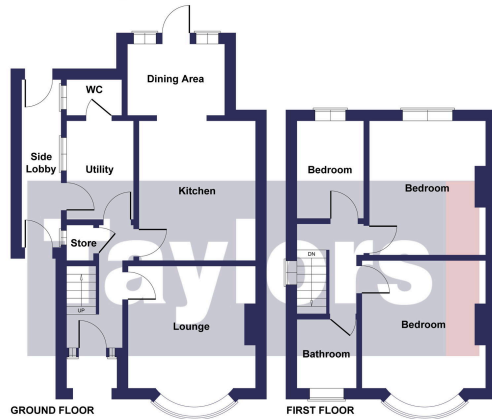
OUTSIDE

Driveway & Large Rear Garden

EPC: D. Council Tax Band: B. 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).

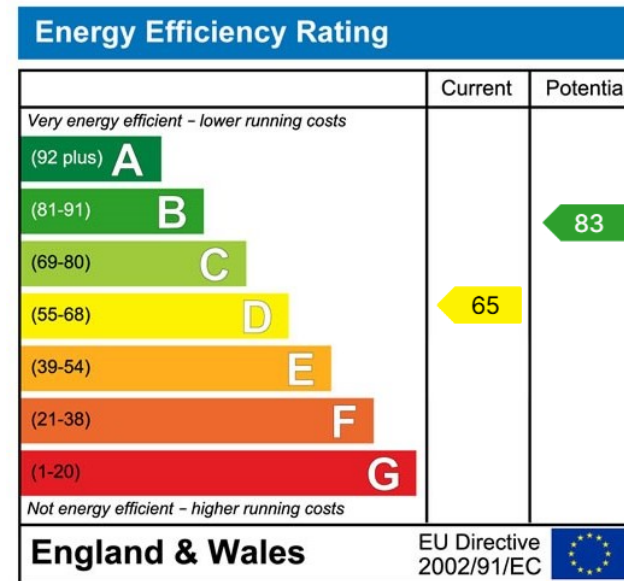


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- STUNNING & THOUGHTFULLY EXTENDED, BAY FRONTED, SEMI-DETACHED RESIDENCE
- LUXURY WELL FITTED KITCHEN WITH DINING AREA
- UTILITY ROOM & GUESTS CLOAKROOM / W.C
- EARLY VIEWING ESSENTIAL
- EXTENSIVE RANGE OF AMENITIES & SCHOOLING CLOSE BY
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- STYLISH SITTING ROOM WITH FEATURE FIREPLACE
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- LARGE REAR GARDEN
- PERFECT FOR GROWING FAMILIES OR THE MORE DISCERNING 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.