

Taylors

High Street, Pensnett, Brierley Hill, DY5 4DR

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A SUPERBLY PROPORTIONED, MODERN STYLE, TWO BEDROOM, MID-TERRACE RESIDENCE conveniently situated within this ESTABLISHED RESIDENTIAL LOCATION, and furthermore encompassing a DECEPTIVELY SPACIOUS layout of accommodation with Double Glazing & Gas Central Heating. This MOST APPEALING PROPERTY offers YOUNG FAMILIES or FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a LOVELY & NICELY ARRANGED HOME, which is for sale with NO UPWARD CHAIN, and altogether provides the IDEAL COMBINATION of Modern Living, Manageable Living Costs and a Hugely Accessible Residential Area. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Reception Hallway, Well Fitted Kitchen, Guests Cloakroom / W.C, Spacious Sitting Room, Landing, Two Good Sized First Floor Bedrooms and White Suite Family Bathroom. Externally with Allocated Off Road Parking, Lawned Fore Garden and Enclosed Rear Garden with Well Maintained Lawn & being Ideal for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Well Fitted Kitchen - 2.52m x 2.51m (8'3" x 8'2")

Guests Cloakroom / W.C

Spacious Sitting Room - 4.37m x 3.65m (14'4" x 11'11")

FIRST FLOOR

Bedroom 1 - 3.66m x 3.25m (12'0" x 10'7")

Bedroom 2 - 3.68m x 2.64m (12'0" x 8'7")

White Suite House Bathroom - 2.03m x 1.77m (6'7" x 5'9")

OUTSIDE

Allocated Off Road Parking

Lawned Fore Garden

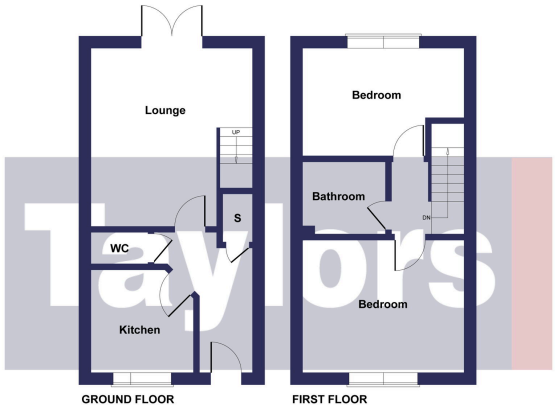
Lovely Rear Garden

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).





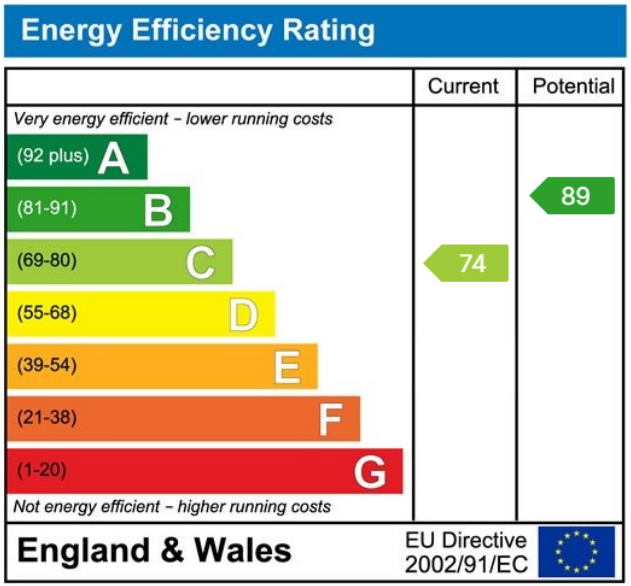
144A High Street, Pensnett, DY5 4DR



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).

- SUPERBLY PROPORTIONED, MODERN STYLE, MID-TERRACE RESIDENCE
- NO UPWARD CHAIN
- TWO LARGE FIRST FLOOR BEDROOMS
- WHITE SUITE HOUSE BATHROOM
- WELL FITTED KITCHEN
- LOVELY REAR GARDEN ASPECT
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- ALLOCATED OFF ROAD PARKING
- CLOSELY SITUATED TO RUSSELLS HALL HOSPITAL
- DOUBLE GLAZING & GAS CENTRAL HEATING





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