



Taylors

Redfly Lane, Pensnett, Brierley Hill, DY5 4DE

Offers In Region Of £190,000

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A STYLISHLY PRESENTED & INCREDIBLY SPACIOUS, TRADITIONAL STYLE, TWO BEDROOM, SEMI-DETACHED RESIDENCE pleasantly situated within this POPULAR & CONVENIENT RESIDENTIAL LOCATION, and furthermore encompassing a VERY WELL PROPORTIONED layout of accommodation with both Double Glazing (Many of the Window Units replaced in 2025) & Gas Central Heating (Recently Installed Combination Boiler - 2024). This BEAUTIFULLY IMPROVED PROPERTY offers YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to get onto the property ladder and to purchase a WONDERFUL FAMILY HOME, which is IMMACULATELY MAINTAINED throughout, and altogether provides the PERFECT COMBINATION of Modern & Practical Family Living, Attractive 'Ready-to-move-into' Accommodation and a POPULAR RESIDENTIAL LOCATION. 'Redfly Lane' forms part of the conveniently placed residential area of Pensnett, which has an EXCELLENT RANGE of Local Schooling & FANTASTIC AMENITIES (Such as Merry Hill Shopping Complex & Russells Hall Hospital) close by, together with having Regular Transport Links which provide EASY ACCESS to Brierley Hill, Kingswinford Village & Dudley Town Centre. An EARLY VIEWING is ADVISED if to appreciate the accommodation on offer, which in brief comprises: Entrance Porch, Reception Hall, Stylishly Decorated Front Reception Room, Stunning Well Fitted Dining Kitchen, Landing, Two Large & Well Proportioned First Floor Bedrooms and Modern Re-Appointed White Suite House Bathroom. Externally with Lawned Fore Garden and Lovely & Secluded Rear Garden with Useful Outhouse & Initial Patio Area for Alfresco Dining. Potential Buyers would like to be made aware that this property is being sold with the added ADVANTAGE of having NO UPWARD CHAIN!

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Porch

Hallway

Stylishly Decorated Front Reception Room - 3.25m x 3.1m (10'7" x 10'2")

Stunning & Spacious Well Fitted Dining Kitchen - 5.1m x 3.8m (16'8" x 12'5")

FIRST FLOOR

Landing

Bedroom 1 - 5.1m x 3.1m (16'8" x 10'2")

Bedroom 2 - 3.5m x 3.1m (11'5" x 10'2")

Modern White Suite House Bathroom

OUTSIDE

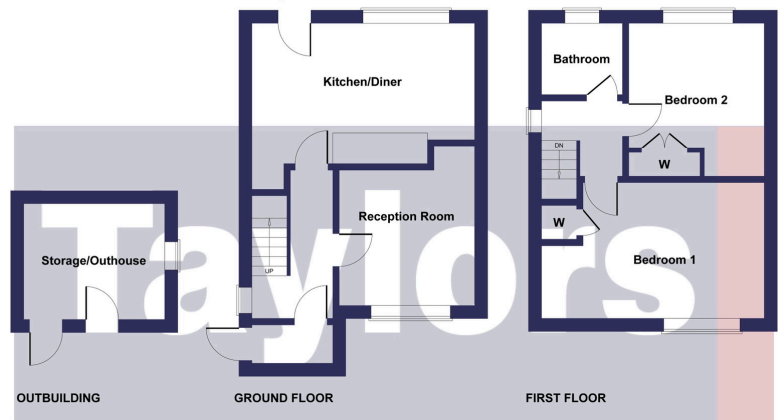
Lawned Fore Garden

Lovely & Secluded Rear Garden with Useful Outhouse

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

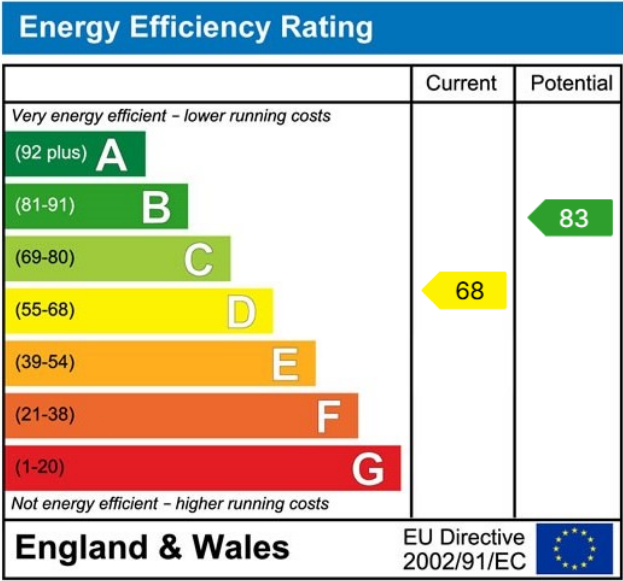


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FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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).

- STYLISHLY PRESENTED, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE
- STUNNING WELL FITTED DINING KITCHEN
- MODERN WHITE SUITE HOUSE BATHROOM
- POPULAR RESIDENTIAL LOCATION
- EARLY VIEWING ESSENTIAL & FOR SALE WITH NO UPWARD CHAIN
- TWO LARGE & ATTRACTIVELY DECORATED FIRST FLOOR BEDROOMS
- LOVELY & SECLUDED REAR GARDEN WITH USEFUL OUTBUILDING
- PERFECT FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- MERRY HILL SHOPPING COMPLEX & RUSSELLS HALL HOSPITAL CLOSE BY
- GOOD RANGE OF LOCAL SCHOOLING WITHIN CLOSE PROXIMITY



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.