



Taylors

Tennyson Street, PENSNETT, Brierley Hill, DY5 4HY

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This INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE is for sale with NO UPWARD CHAIN and is situated on a LARGE & GOOD SIZED PLOT, which has GREAT POTENTIAL. This MOST APPEALING PROPERTY has RUSSELLS HALL HOSPITAL and a FANTASTIC range of schooling, transport links & amenities close by, and together with having a LOVELY REAR VIEW overlooking "Fens Pool" Nature Reserve, is ideally suited for GROWING FAMILIES or FIRST TIME BUYERS. Comprising: Pleasant Sitting Room, Spacious Dining Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & House Bathroom. Furthermore with Driveway, Gas Central Heating, Majority Double Glazing & HUGE REAR GARDEN which provides MASSIVE POTENTIAL to EXTEND (Subject to the usual Planning Permissions).

ROOM DIMENSIONS

GROUND FLOOR

Pleasant Sitting Room - 4.9m x 3.4m (16'0" x 11'1")

(Measurements taken at widest available points)

Large Dining Kitchen - 5m x 3.2m (16'4" x 10'5")

(Measurements taken at widest available points)

FIRST FLOOR

Landing

Bedroom 1 - 3.5m x 3m (11'5" x 9'10")

(Measurements taken at widest available points)

Bedroom 2 - 3.1m x 3m (10'2" x 9'10")

(Measurements taken at widest available points)

Bedroom 3 - 2.6m x 2.1m (8'6" x 6'10")

(Measurements taken at widest available points)

House Bathroom - 1.8m x 1.6m (5'10" x 5'2")

OUTSIDE

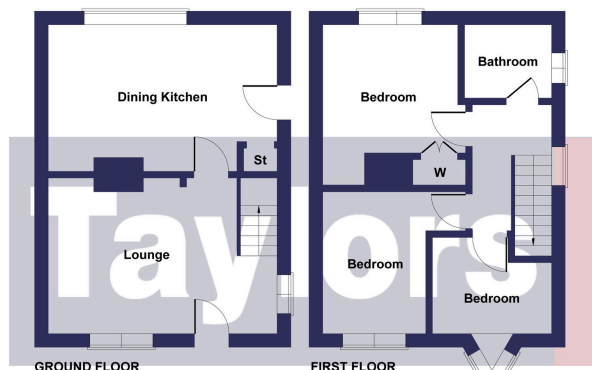
Driveway

Huge Rear Garden

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 chance of yearly flooding. Tenure: Freehold.



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FOR GUIDE PURPOSES ONLY:

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- RUSSELLS HALL HOSPITAL CLOSE BY
- THREE FIRST FLOOR BEDROOMS
- HUGE REAR GARDEN
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- LOVELY REAR VIEWINGS OVERLOOKING 'FENS POOL' NATURE RESERVE
- NO UPWARD CHAIN
- LARGE DINING KITCHEN
- MASSIVE POTENTIAL TO EXTEND (SUBJECT TO THE PLANNING PERMISSIONS)
- COUNCIL TAX BAND: A
- INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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