

Corbys Close, Pensnett, Brierley Hill, DY5 4RB

Offers In Region Of £285,000

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This THOUGHTFULLY EXTENDED & SUPERBLY PROPORTIONED, BAY FRONTED, THREE BEDROOM, DETACHED RESIDENCE wonderfully situated towards the head of this SOUGHT AFTER close, and furthermore encompassing a VERY WELL PRESENTED layout of accommodation with Double Glazing & Gas Central Heating. This GOOD SIZED PROPERTY is PERFECTLY SUITED for GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS looking to purchase a LOVELY & MOST APPEALING FAMILY HOME which is WELL MAINTAINED throughout, and altogether provides the IDEAL COMBINATION of Traditional Living, a Charming Internal Layout and a Hugely Desirable Residential Location. 'Corbys Close' forms part of this SOUGHT AFTER & POPULAR Residential location, located just off Corbys Hall Lane, which provides easy and regular access to a FANTASTIC RANGE of Transport Links, GOOD SCHOOLING & Local Amenities. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Reception Hall, Bay Fronted Dining Room, Attractive & Enlarged Sitting Room, Extended Well Fitted Dining Kitchen, Guests Cloakroom / W.C, Useful Utility, Landing, Three Well Proportioned First Floor Bedrooms & House Bathroom. Externally with Impressive Block Paved Driveway which provides OFF TOAD PARKING, Detached Garage and Truly Wonderful Rear Garden with Well Maintained Lawn, Initial Patio Area for Alfresco Dining & FANTASTIC & SECLUDED 'Secret Garden Aspect' with a variety of established & maturing trees & shrubs. Potential Buyers would also like to be reminded 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

Reception Hall

Bay Fronted Dining Room - 4.07m x 3.21m (13'4" x 10'6")

Attractive & Enlarged Sitting Room - 5.23m x 3.22m (17'1" x 10'6")

Extended Dining Kitchen - 4.47m x 2.39m (14'7" x 7'10")

Useful Utility Room - 2.02m x 1.49m (6'7" x 4'10")

Guests Cloakroom / W.C

FIRST FLOOR

Landing

Bedroom 1 - 4.14m x 3.25m (13'6" x 10'7")

Bedroom 2 - 3.34m x 2.73m (10'11" x 8'11")

Bedroom 3 - 2.38m x 2.34m (7'9" x 7'8")

House Bathroom - 2.59m x 1.66m (8'5" x 5'5")

OUTSIDE

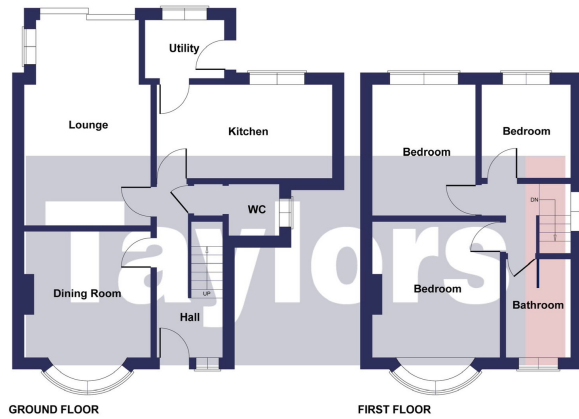
Impressive Driveway & Detached Garage

Wonderful Rear Garden

EPC: C. Council Tax Band: C. 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).



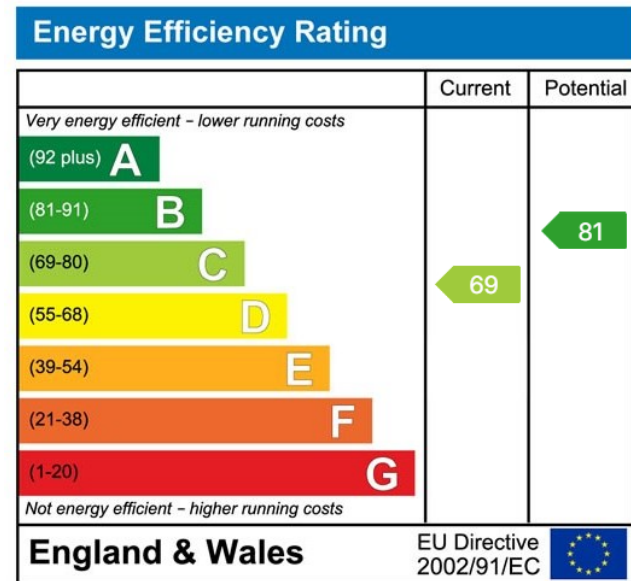
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GROUND FLOOR **FIRST FLOOR**

FOR GUIDE PURPOSES ONLY:
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- THOUGHTFULLY EXTENDED & SUPERBLY PROPORTIONED, DETACHED RESIDENCE
- EXTENDED DINING KITCHEN
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING & DETACHED GARAGE
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- DELIGHTFULLY SITUATED TOWARDS THE HEAD OF THIS LOVELY & ADMIRER CUL-DE-SAC
- TWO CHARMING RECEPTION ROOMS
- WONDERFUL & SECLUDED REAR GARDEN ASPECT
- NO UPWARD CHAIN
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- EXCELLENT RANGE OF LOCAL AMENITIES & POPULAR SCHOOLING 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.