



Taylors

Chapel Street, Pensnett, Brierley Hill, DY5 4EE

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A TREMENDOUSLY SPACIOUS, CHACTERFUL & UNIQUE, THREE BEDROOM, VICTORIAN STYLE, DETACHED RESIDENCE wonderfully situated within this POPULAR RESIDENTIAL LOCATION and furthermore encompassing an INCREDIBLY CHARMING & VERSATILE Layout of accommodation with both Gas Central Heating & Double Glazing. This VERY WELL ARRANGED & MOST DECEPTIVE PROPERTY offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a LOVELY PERIOD STYLE FAMILY HOME, which is SUPERBLY PROPORTIONED throughout, and altogether provides the IDEAL COMBINATION of Flexible Family Living, a Hugely Convenient Residential Location and FANTASTIC POTENTIAL to EXTEND & IMPROVE (Subject to the usual planning permissions). An EARLY VIEWING is ESSENTIAL if to appreciate the SIZE & POTENTIAL of the accommodation on offer, which in brief comprises: Entrance Porch, Attractive Sitting Room, Separate Dining Room / Further Reception Room, Spacious Well Fitted Kitchen Breakfast Room, Conservatory Addition, Modern Ground Floor Shower Room, Landing, Three Large & Well Proportioned First Floor Bedrooms & First Floor House Bathroom. Externally with Gated Side Driveway which provides OFF ROAD PARKING, Large & Versatile Outbuilding and Huge Rear Garden with Good Sized Lawn, Initial Patio Area for Alfresco Dining & altogether providing WONDERFUL SCOPE to Extend if any potential buyers wished to do so (Subject to the Usual Planning Permissions). To the Rear of the Garden, there is a further piece of Land that belongs to the property that provides WONDERFUL SCOPE to create a further & larger garden or to build / potentially develop (once again - subject to the usual planning permissions).

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Attractive Sitting Room - 4.61m x 3.92m (15'1" x 12'10")

Separate Dining Room / Further Reception Room - 3.92m x 3.59m (12'10" x 11'9")

Spacious Kitchen / Breakfast Room - 3.96m x 3.94m (12'11" x 12'11")

Conservatory Addition - 3.58m x 3.25m (11'8" x 10'7")

Modern Ground Floor Shower Room - 2.62m x 2.02m (8'7" x 6'7")

FIRST FLOOR

Bedroom 1 - 3.95m x 3.93m (12'11" x 12'10")

Bedroom 2 - 3.95m x 3.66m (12'11" x 12'0")

Bedroom 3 - 3.97m x 3.92m (13'0" x 12'10")

House Bathroom - 2.69m x 2.05m (8'9" x 6'8")

OUTSIDE

Gated Side Driveway & Useful Outbuilding

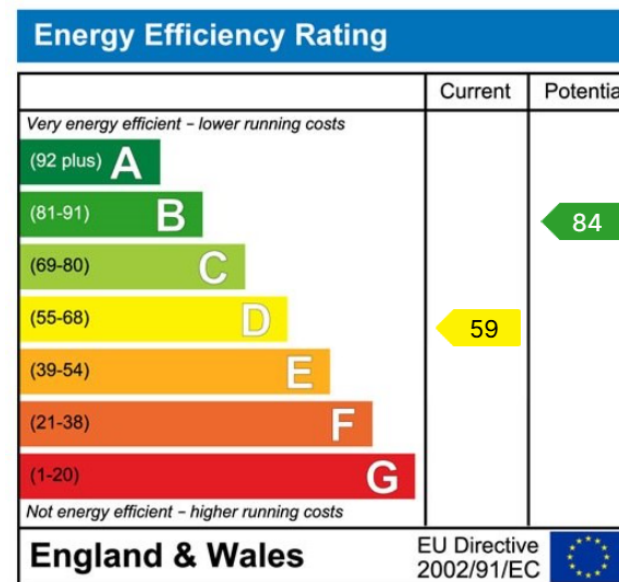
Large Rear Garden With Additional Land to the Rear of the Garden

EPC: D. 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.





- ADDITIONAL LAND TO THE REAR OF THE GARDEN
- THREE VERY LARGE & WELL PROPORTIONED FIRST FLOOR BEDROOMS
- HUGE REAR GARDEN WITH FANTASTIC POTENTIAL
- TWO SPACIOUS & CHARMING RECEPTION ROOMS AND CONSERVATORY
- POPULAR & CONVENIENTLY PLACED RESIDENTIAL LOCATION
- RUSSELLS HALL HOSPITAL & FENS POOL NATURE RESERVE WITHIN WALKING DISTANCE
- WONDERFUL RANGE OF LOCAL AMENITIES & REGULAR TRANSPORT LINKS CLOSE BY
- GREAT SCOPE TO EXTEND (SUBJECT TO THE USUAL PLANNING PERMISSIONS)
- INCREDIBLY SPACIOUS, CHACTERFUL & UNIQUE, VICTORIAN STYLE, DETACHED RESIDENCE
- FIRST FLOOR HOUSE BATHROOM & MODERN RE-APPOINTED GROUND FLOOR SHOWER ROOM



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