



Taylor's

Hodnet Drive, Pensnett, Brierley Hill, DY5 4DB

Offers In Region Of £180,000

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A STYLISHLY DECORATED & BEAUTIFULLY PRESENTED, MODERN STYLE, TWO BEDROOM, MID-TERRACE RESIDENCE for sale with NO UPWARD CHAIN and superbly situated within this SOUGHT AFTER RESIDENTIAL LOCATION, which has Russells Hall Hospital & Fens Pool Nature Reserve within walking distance.

This VERY WELL PROPORTIONED PROPERTY is PERFECTLY SUITED for FIRST TIME BUYERS looking to get onto the property ladder and furthermore offers an EXCITING OPPORTUNITY to purchase a GORGEOUS FIRST HOME within this DESIRABLE Cul-De-Sac, which has an outstanding range of Local Amenities, Good Schooling & Regular Transport Links close by.

An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Porch / Hall, Stylishly Decorated Sitting Room, Well Fitted Breakfast Kitchen, Landing, Two Well Proportioned First Floor Bedrooms & Modern Well Appointed House Bathroom.

Furthermore this LOVELY PROPERTY has both Double Glazing & Gas Central Heating, and externally benefits from a Driveway which provides OFF ROAD PARKING and a Secluded Rear Garden with a Well Maintained Lawn & Initial Patio Area for Alfresco Dining & Entertaining.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch / Hall

Stylish Sitting Room - 4.52m x 3.58m (14'9" x 11'8")

Well Fitted Breakfast Kitchen - 3.57m x 2.99m (11'8" x 9'9")

FIRST FLOOR

Landing

Bedroom 1 - 3.61m x 3.15m (11'10" x 10'4")

Bedroom 2 - 3.58m x 2.6m (11'8" x 8'6")

Modern House Bathroom - 3.58m x 2.6m (11'8" x 8'6")

OUTSIDE

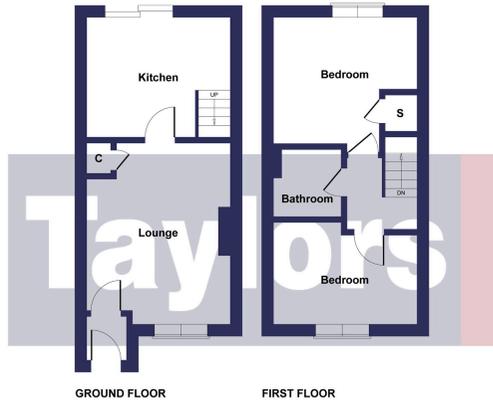
Driveway

Secluded 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.

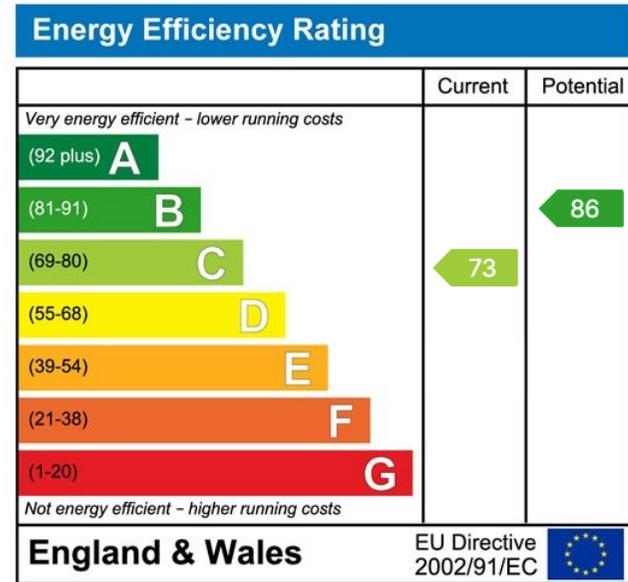


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- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS
- WELL FITTED BREAKFAST KITCHEN
- SOUGHT AFTER RESIDENTIAL LOCATION
- STYLISHLY DECORATED & BEAUTIFULLY PRESENTED, MODERN STYLE, MID-TERRACE RESIDENCE
- NO UPWARD CHAIN
- SECLUDED REAR GARDEN WITH INITIAL PATIO AREA FOR ALFRESCO DINING
- MODERN WELL APPOINTED WHITE SUITE BATHROOM
- PERFECT FOR FIRST TIME BUYERS
- RUSSELLS HALL HOSPITAL & FENS POOL NATURE RESERVE CLOSE BY



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