



Taylors

Fernhurst Drive, Pensnett, Brierley Hill, DY5 4PU

Offers In Region Of £350,000

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A BEAUTIFULLY IMPROVED & IMMACULATELY MAINTAINED, MODERN, THREE BEDROOM, DETACHED FAMILY HOME which is superbly located upon the very popular 'Ravenswood / Pennyfields' development, offering a generous and VERY WELL PROPORTIONED layout which is presented to a very high standard throughout and includes THREE GOOD SIZE BEDROOMS, the master of which enjoys a MODERN EN-SUITE SHOWER ROOM. Fernhurst Drive forms part of this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION, and the development is CONVENIENTLY placed for for an extensive range of local amenities available within Pensnett & Brierley Hill, including a good selection of shops, local schooling and regular public transport services. An EARLY VIEWING IS HIGHLY RECOMMENDED for this ATTRACTIVELY APPOINTED DETACHED FAMILY HOME which includes GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and internally comprises: Entrance Porch, Reception Hall, Lovely Well Fitted Kitchen, Impressive & Large Sitting Room with Dining Area, Conservatory, Landing, Three Well Proportioned First Floor Bedrooms (Master with En-Suite Shower Room & ALL of which with Fitted Wardrobes) & Luxury Well Appointed Four Piece Suite House Bathroom. Furthermore this SPLENDID PROPERTY has Russells Hall Hospital close by and is externally complemented with a Good Sized Driveway which provides OFF ROAD PARKING, Garage, Beautiful Rear Garden with Initial Patio Area for Alfresco Dining & Well Maintained Lawn and Fantastic Outbuilding which offers GREAT POTENTIAL and provides versatile storage.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Reception Hall

Attractively Fitted Kitchen - 2.97m x 2.46m (9'9" x 8'1")

Large Rear Sitting Room with Dining Area - 6.25m x 5.41m (20'6" x 17'9")

Conservatory - 2.67m x 2.01m (8'9" x 6'7")

FIRST FLOOR

Landing

Bedroom 1 - 3.48m x 3.33m (11'5" x 10'11")

En-Suite Shower Room

Bedroom 2 - 3.48m x 2.9m (11'5" x 9'6")

Bedroom 3 - 2.67m x 2.51m (8'9" x 8'3")

Luxury Well Appointed House Bathroom

OUTSIDE

Impressive Driveway

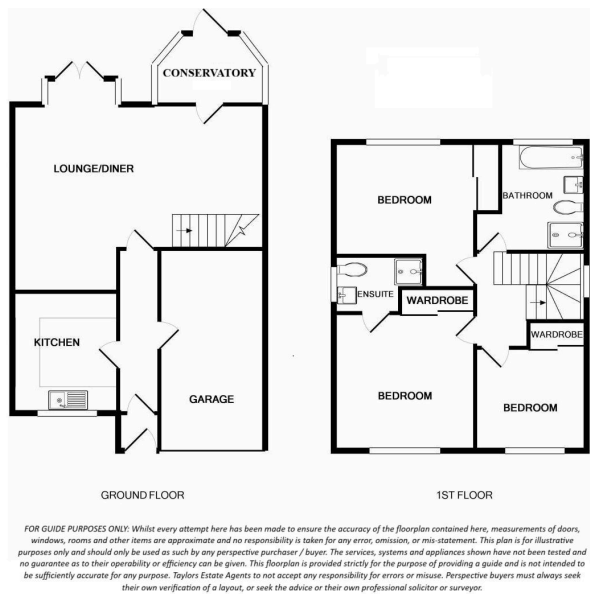
Garage

Lovely Rear Garden

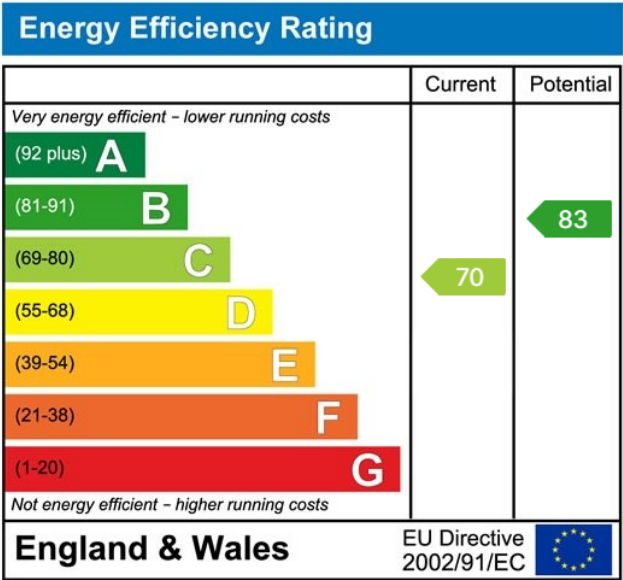
Fantastic Outbuilding with Great Potential & Providing Ample Storage

EPC: C. Council Tax Band: D. All main services connected. Construction: We believe the property is of a standard construction type. According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.





- DOUBLE GLAZING & GAS CENTRAL HEATING
- PERFECTLY SUITED FOR GROWING FAMILIES
- EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION
- LARGE & IMPRESSIVE LOUNGE WITH DINING AREA
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS (ALL OF WHICH WITH FITTED WARDROBES)
- LOVELY & GOOD SIZED REAR GARDEN WITH INITIAL PATIO AREA FOR ALFRESCO DINING
- EARLY VIEWING ESSENTIAL
- LUXURY & SPACIOUS HOUSE BATHROOM
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- BEAUTIFULLY IMPROVED & IMMACULATLY MAINTAINED, MODERN, DETACHED FAMILY HOME



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.