



Taylor's

Tennyson Street, Pensnett, Brierley Hill, DY5 4HY

Offers In Region Of £170,000

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A REMARKABLY SPACIOUS & MOST APPEALING, TRADITIONAL STYLE, TWO BEDROOM, SEMI-DETACHED RESIDENCE pleasantly situated within the area of Pensnett, and furthermore encompassing a GOOD SIZED LAYOUT of accommodation with Gas Central Heating & Double Glazing. This WELL PROPORTIONED PROPERTY is for sale with NO UPWARD CHAIN and additionally offers FIRST TIME BUYERS an EXCITING OPPORTUNITY to get onto the property ladder OR INVESTORS seeking an Astute Buy-To-Let Investment. 'Tennyson Street' forms part of the convenient area of Pensnett, which has an EXCELLENT RANGE of Regular Transport Links, Good Schooling & Local Amenities close by, together with having Fens Pool Nature Reserve within walking Distance. An EARLY VIEWING is ADVISED if to appreciate the accommodation on offer, which in brief comprises: Spacious Sitting Room, Large Dining Kitchen, Landing, Two Well Proportioned First Floor Bedrooms & White Suite House Bathroom. Externally with Driveway which provides OFF ROAD PARKING & GOOD SIZED Rear Garden.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Spacious Sitting Room - 5m x 3.25m (16'4" x 10'7")

Large Dining Kitchen - 4.96m x 3.21m (16'3" x 10'6")

FIRST FLOOR

Landing

Bedroom 1 - 4.98m x 3.01m (16'4" x 9'10")

Bedroom 2 - 3.14m x 2.97m (10'3" x 9'8")

House Bathroom

OUTSIDE

Driveway

Large 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 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).

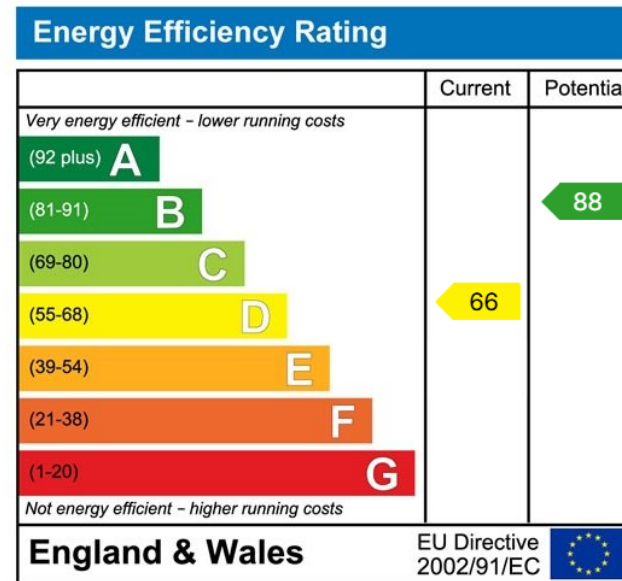


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- REMARKABLY SPACIOUS, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE
- TWO LARGE & WELL PROPORTIONED FIRST FLOOR BEDROOMS
- DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- GOOD RANGE OF AMENITIES & SCHOOLING CLOSE BY
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- NO UPWARD CHAIN
- RUSSELLS HALL HOSPITAL WITHIN WALKING DISTANCE
- EARLY VIEWING ADVISED
- SPACIOUS DINING KITCHEN
- MAY MAKE AN ASTUTE BUY-TO-LET INVESTMENT



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.