



**Taylor's**

# Tiled House Lane, Pensnett, Brierley Hill, DY5 4LG

Offers In Region Of £215,000

3 2 1



A BEAUTIFULLY PRESENTED & TREMENDOUSLY SPACIOUS, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE pleasantly situated on a GOOD SIZED PLOT within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing a STYLISHLY DECORATED & SUPERBLY IMPROVED layout of accommodation with both Double Glazing & Gas Central Heating. This STUNNING PROPERTY offers YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a GOOD SIZED FAMILY HOME which is IMMACULATELY MAINTAINED throughout and additionally offers the PERFECT combination of MODERN LIVING, 'Ready-to-move-into accommodation' and a Hugely Convenient Residential Location. 'Tiled House Lane' is located within the Residential Area of Pensnett, which is CONVENIENTLY PLACED for an EXCELLENT RANGE of Local Amenities (Such as Kingswinford Village & Brierley Hill Town Centre), Regular Transport Links & Good Schooling, together with having Pensnett High Street & Russells Hall Hospital within close proximity. An early viewing is ESSENTIAL if to appreciate this FANTASTIC PROPERTY, which in brief comprises: Reception Hall, Stylish Dual Aspect Sitting Room, Stunning Re-Fitted Breakfast Kitchen, Luxury Well Appointed House Bathroom, Landing & Three Good Sized First Floor Bedrooms (Master with Modern En-Suite Shower Room). Furthermore with Impressive Pebbled Driveway which provides OFF ROAD PARKING, Pretty Fore Garden and Lovely Rear Garden with Initial Patio Area for Alfresco Dining. By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## ROOM DIMENSIONS

### GROUND FLOOR

#### Reception Hall

**Stylish Dual Aspect Sitting Room** - 4.78m x 3.28m (15'8" x 10'9")

**Stunning Re-Fitted Breakfast Kitchen** - 3.99m x 2.92m (13'1" x 9'7")

#### Modern Well Appointed House Bathroom

### FIRST FLOOR

#### Landing

**Bedroom 1** - 3.81m x 2.9m (12'6" x 9'6")

#### En-Suite Shower Room

**Bedroom 2** - 3.25m x 2.87m (10'8" x 9'5")

**Bedroom 3** - 3.25m x 1.85m (10'8" x 6'1")

### OUTSIDE

#### Impressive Pebbled Driveway & Fore Garden & Lovely Rear Garden

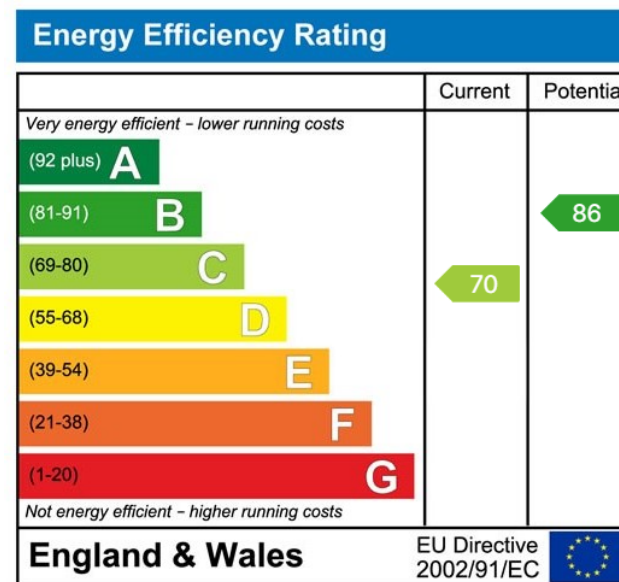
EPC: C. Council Tax Band: A. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveying solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.





Measurements are approximate. Not to scale. Illustrative purposes only.  
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- PERFECT FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- MASTER BEDROOM WITH MODERN EN-SUITE SHOWER ROOM
- LUXURY WHITE SUITE HOUSE BATHROOM
- POPULAR RESIDENTIAL LOCATION
- STYLISHLY PRESENTED & BEAUTIFULLY IMPROVED, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- STUNNING RE-FITTED BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES
- BROAD FRONTAGE WITH IMPRESSIVE DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- INCREDIBLY SPACIOUS LAYOUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING
- EXCELLENT RANGE OF AMENITIES & 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.