



Taylors

Victoria Street, Pensnett, Brierley Hill, DY5 4LB

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A STUNNING & EXPENSIVELY APPOINTED, TWO BEDROOM, DETACHED BUNGALOW RESIDENCE superbly situated within this EXTREMELY DESIRABLE Cul-De-Sac, and furthermore encompassing an INCREDIBLY SPACIOUS & SPLENDIDLY PROPORTIONED layout of accommodation with both Double Glazing & Gas Central Heating. This COMPREHENSIVELY MODERNISED PROPERTY offers an EXCITING & RARE OPPORTUNITY for those wishing to downsizing to purchase a GORGEOUS VERY LARGE BUNGALOW, which is IMMACULATELY MAINTAINED throughout, and altogether provides the PERFECT COMBINATION of Practical Singular Level Accommodation, Stylish Turn Key Decor and a Hugely Sought After & Convenient Residential Location. 'Victoria Street' forms part of this POPULAR LOCATION, located within the convenient Area of Pensnett, which 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 ESSENTIAL if to appreciate the standard of the accommodation on offer, which in brief comprises: Stunning Well Fitted Kitchen being OPEN PLAN to Living & Dining Areas - 8.14m x 6.33m (26'8" x 20'9")

ROOM DIMENSIONS

Stunning Well Fitted Kitchen being OPEN PLAN to Living & Dining Areas - 8.14m x 6.33m (26'8" x 20'9")

Inner Hall

Bedroom 1 - 3.92m x 3.44m (12'10" x 11'3")

Luxury En-Suite Shower Room - 2.49m x 2.29m (8'2" x 7'6")

Bedroom 2 - 3.79m x 2.85m (12'5" x 9'4")

Modern Well Appointed Principal Bathroom - 2.87m x 1.85m (9'4" x 6'0")

OUTSIDE

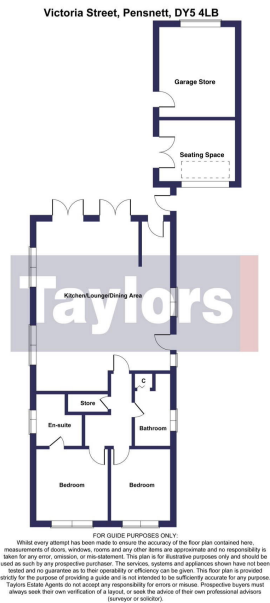
Extensive Driveway

Garage (Sub-Divided to Create Garage Store & Seating Area)

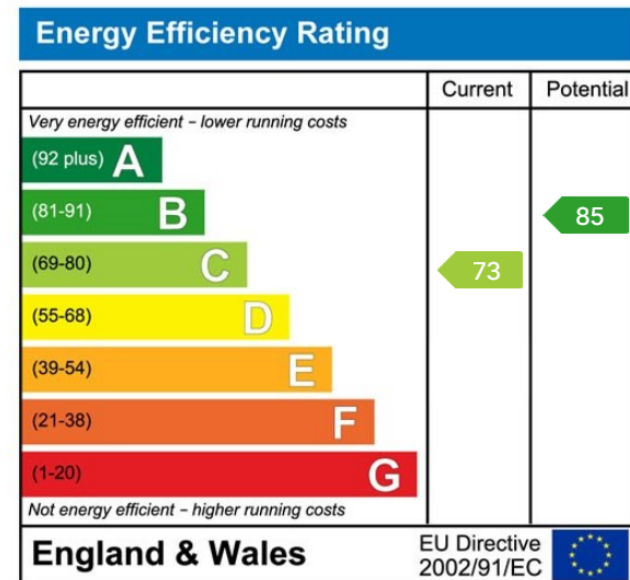
Beautifully Landscaped Rear Garden

EPC: C. 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. 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).





- STUNNING & BEAUTIFULLY PRESENTED, DETACHED BUNGALOW RESIDENCE
- MASTER BEDROOM WITH LUXURY EN-SUITE SHOWER ROOM
- STUNNING WELL FITTED KITCHEN BEING OPEN PLAN TO STYLISH LIVING & DINING AREAS
- IMMACULATELY MAINTAINED LAYOUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH INITIAL PATIO AREA FOR ALFRESCO DINING
- TWO WELL PROPORTIONED BEDROOMS
- MODERN WELL APPOINTED PRINCIPAL BATHROOM
- EXTREMELY DESIRABLE RESIDENTIAL LOCATION
- PERFECTLY SUITED FOR THOSE WISHING TO DOWNSIZE
- EXTENSIVE RANGE OF TRANSPORT LINKS & LOCAL AMENITIES 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.