

Taylors

Church Street, Pensnett, Brierley Hill, DY5 4HB

1 1 1









A VERY WELL MAINTAINED & DECEPTIVELY SPACIOUS, MID-TERRACE RESIDENCE nicely tucked away in a CUL-DE-SAC part of Church Street, and furthermore encompassing a MOST APPEALING layout of accommodation with both Double Glazing & Gas Central Heating. This NICELY ARRANGED PROPERTY offers FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a LOVELY FIRST HOME, which is IMMACULATELY MAINTAINED throughout, and altogether provides the IDEAL COMBINATION of Low Maintenance Living, Manageable Running Costs and a Hugely Convenient Residential Location. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Attractive & Spacious Lounge Diner, Light Oak Style Well Fitted Kitchen, Landing, Generous Double Bedroom with Fitted Wardrobes & Well Appointed White Suite House Bathroom. Externally with Lengthy Tarmac Driveway which provides AMPLE OFF ROAD PARKING and Secluded Well Landscaped Rear Garden which is Low Maintenance & Ideal for Alfresco Dining.

GROUND FLOOR (Measurements taken at widest available points)

Spacious Sitting Room - 4.26m x 3.18m (13'11" x 10'5")

Well Fitted Kitchen - 2.56m x 2.24m (8'4" x 7'4")

FIRST FLOOR

Landing

Generous Double Bedroom - 3.89m x 3.17m (12'9" x 10'4")

White Suite House Bathroom - 2.89m x 1.31m (9'5" x 4'3")

OUTSIDE

Tarmac Driveway

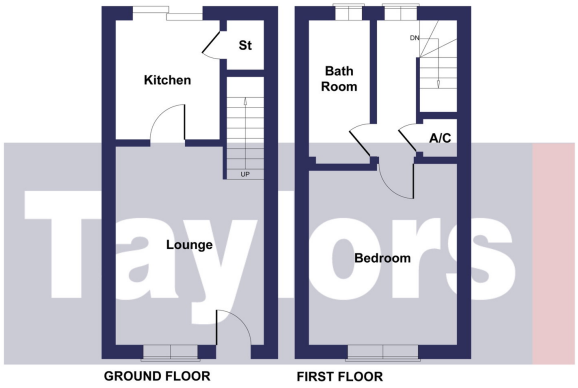
Low Maintenance Rear Garden

EPC: C. 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).





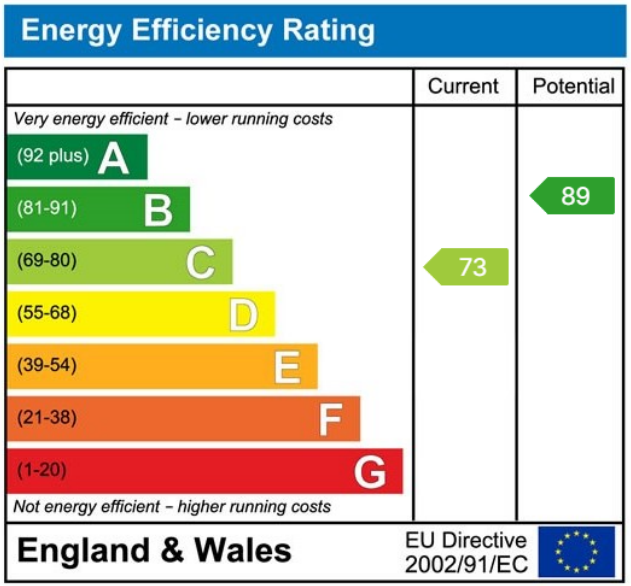
Church Street, Pensnett, DY5 4HB



FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- VERY WELL MAINTAINED & DECEPTIVELY SPACIOUS, MID-TERRACE RESIDENCE
- GENEROUS DOUBLE BEDROOM
- WELL FITTED KITCHEN
- WHITE SUITE HOUSE BATHROOM
- LOW MAINTENANCE REAR GARDEN
- TARMAC DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- RUSSELLS HALL HOSPITAL CLOSE BY
- PERFECT FOR FIRST TIME BUYERS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- 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.