



Taylors

Mayflower Drive, Pensnett, Brierley Hill, DY5 4PZ

Offers In Region Of £370,000

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A BEAUTIFULLY APPOINTED & THOUGHTFULLY ENLARGED, FOUR BEDROOM, DETACHED RESIDENCE wonderfully situated within this EXTREMELY DESIRABLE & SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a SUPERBLY PROPORTIONED layout of accommodation with both Double Glazing & Gas Central Heating. This WONDERFULLY IMPROVED & VERY WELL PRESENTED PROPERTY offers GROWING FAMILIES an EXCITING OPPORTUNITY to purchase an INCREDIBLY SPACIOUS & RATHER LOVELY FAMILY HOME, which is IMMACUALLY MAINTAINED throughout, and altogether provides the PERFECT COMBINATION of Practical Family Living, 'Turn-Key' Accommodation & a Hugely ADMIRABLE Residential Location. An EARLY VIEWING is ESSENTIAL if to appreciate the STANDARD of the accommodation on offer, which in brief comprises: Entrance Porch, Hallway, Attractive Sitting Room with Bay Window, Separate Dining Room / Further Reception Room, Stunning Well Fitted Kitchen with Island, Useful Utility Room, Guests Cloakroom / W.C, Delightful Double Glazed Conservatory Addition, Landing, Four Well Proportioned First Floor Bedrooms (Master Bedroom with Fitted Wardrobes & Modern En-Suite Shower Room) and Luxury Re-Appointed House Bathroom. Externally with Impressive Block Paved Driveway which provides AMPLE OFF ROAD PARKING, Garage and Wonderful & Secluded Rear Garden with Well Maintained Lawn & Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Porch & Hallway

Attractive Sitting Room - 4.83m x 4.04m (15'10" x 13'3")

Separate Dining Room - 3.27m x 2.63m (10'8" x 8'7")

Stunning Re-Fitted Kitchen - 3.36m x 3.27m (11'0" x 10'8")

Useful Utility Room

Guests Cloakroom / W.C

Delightful Conservatory - 2.74m x 2.44m (8'11" x 8'0")

FIRST FLOOR

Bedroom 1 - 3.82m x 3.4m (12'6" x 11'1") **Modern En-Suite Shower Room**

Bedroom 2 - 4.66m x 2.4m (15'3" x 7'10")

Bedroom 3 - 2.73m x 2.59m (8'11" x 8'5")

Bedroom 4 - 2.82m x 2.27m (9'3" x 7'5")

Luxury Well Appointed House Bathroom

OUTSIDE

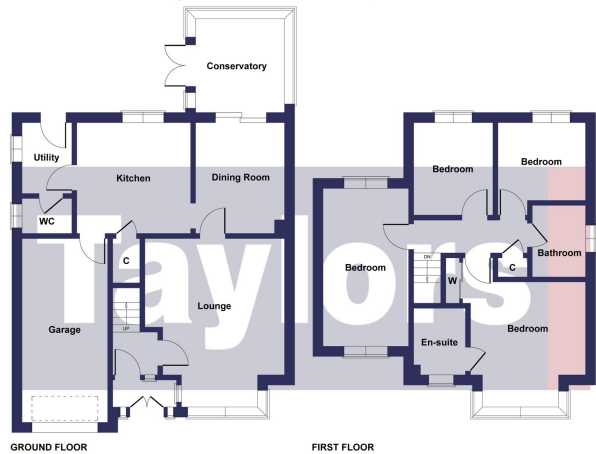
Impressive Block Paved Driveway & Garage

Secluded & Well Maintained Rear Garden

EPC: C. Council Tax Band: D. 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).

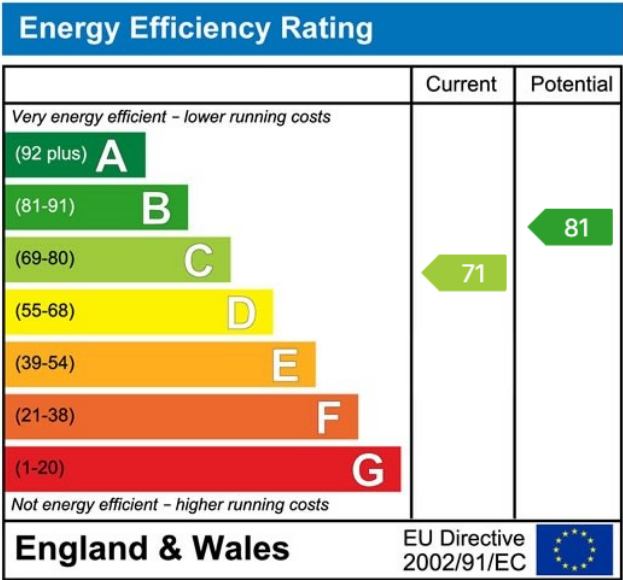


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FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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).

- BEAUTIFULLY PRESENTED & THOUGHTFULLY ENLARGED, DETACHED RESIDENCE
- MASTER BEDROOM WITH MODERN EN-SUITE SHOWER ROOM
- STUNNING WELL FITTED KITCHEN WITH ISLAND
- EXTREMELY POPULAR RESIDENTIAL LOCATION
- PERFECT FOR GROWING FAMILIES
- FOUR WELL PROPORTIONED FIRST FLOOR BEDROOMS
- LUXURY WELL APPOINTED HOUSE BATHROOM
- DELIGHTFUL DOUBLE GLAZED CONSERVATORY ADDITION
- IMMACULATELY MAINTAINED LAYOUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING
- EXTENSIVE RANGE OF LOCAL SCHOOLING & 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.