



Taylors

Chelmar Drive, Pensnett, Brierley Hill, DY5 4QE

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This VERY WELL PROPORTIONED & DECEPTIVELY SPACIOUS, TWO BEDROOM, SEMI-DETACHED RESIDENCE is for sale with NO UPWARD CHAIN and is WONDERFULLY Situated on a FANTASTIC SIZED PLOT within this POPULAR RESIDENTIAL LOCATION, which has an outstanding range of SCHOOLING & LOCAL AMENITIES (Such as Russells Hall Hospital, Kingswinford Village & Brierley Hill Town Centre) close by. This GOOD SIZED & WELL MAINTAINED PROPERTY is ideally suited for YOUNG FAMILIES or FIRST TIME BUYERS looking to get onto the property ladder, and in brief comprises: Side Reception Hall, Fitted Kitchen, Attractive Sitting Room with Feature Fireplace and being OPEN PLAN to a Lovely Dining Area, Landing, Two Large First Floor Bedrooms & Modern Wet Room with Separate W.C. Furthermore with Lengthy Driveway which provides OFF ROAD PARKING, Lawned Fore Garden, Garage, Double Glazing, Gas Central Heating & Huge Rear Garden with Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Reception Hall

Fitted Kitchen - 3.5m x 2.3m (11'5" x 7'6")

(Measurements taken at widest available points)

Attractive Sitting Room - 4.3m x 3.5m (14'1" x 11'5")

(Measurements taken at widest available points)

Lovely Dining Area - 3m x 2.2m (9'10" x 7'2")

FIRST FLOOR

Landing

Bedroom 1 - 3.5m x 3.3m (11'5" x 10'9")

(Measurements taken at widest available points)

Bedroom 2 - 3.4m x 3.3m (11'1" x 10'9")

Modern Wet Room - 1.8m x 1.4m (5'10" x 4'7")

Separate W.C

OUTSIDE

Driveway

Lawned Fore Garden

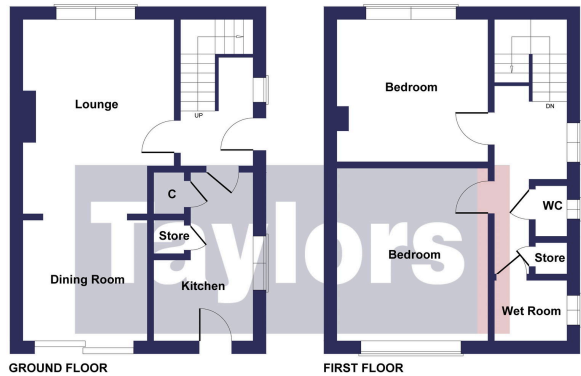
Garage

Large Rear Garden

EPC: D. Council Tax Band: B. 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 low - very low risk of yearly flooding. Tenure: Freehold.

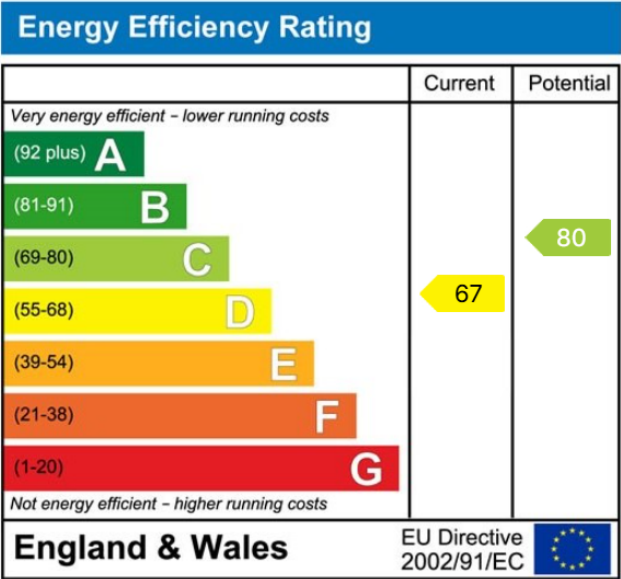


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- VERY WELL PROPORTIONED & DECEPTIVELY SPACIOUS, SEMI-DETACHED RESIDENCE
- NO UPWARD CHAIN
- PERFECT FOR FIRST TIME BUYERS
- EARLY VIEWING ESSENTIAL
- CENTRALLY LOCATED TO BOTH KINGSWINFORD VILLAGE & BRIERLEY HILL TOWN CENTRE
- TWO LARGE FIRST FLOOR BEDROOMS
- SOUGHT AFTER RESIDENTIAL LOCATION
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- RUSSELLS HALL HOSPITAL CLOSE BY
- WONDERFUL & LARGE REAR GARDEN



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