



Taylor's

Dreadnought Road, Pensnett, Brierley Hill, DY5 4TG

Offers In Region Of £290,000

3 1 2



A BEAUTIFULLY PRESENTED & THOUGHTFULLY ENLARGED, THREE BEDROOM, LINK-DETACHED RESIDENCE superbly situated within this DESIRABLE residential location, and furthermore encompassing a deceptively spacious & very well proportioned layout of accommodation with both Double Glazing and Gas Central Heating. This LOVELY & MOST APPEALING Home is IMMACULATELY MAINTAINED throughout and furthermore provides GROWING FAMILIES a FANTASTIC opportunity to purchase a good sized property which is attractively & neutrally decorated throughout, and additionally provides the perfect combination of modern living, versatile ground floor accommodation and a hugely convenient residential location. 'Dreadnought Road' is pleasantly located within the POPULAR area of Pensnett, which is conveniently situated for an EXTENSIVE range of local amenities, GOOD SCHOOLING and regular transport links which provide easy access to a range of local towns such as Kingswinford, Dudley and Brierley Hill. An early viewing is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises; Entrance Hallway, Attractive Sitting Room, Modern Well Fitted Kitchen being open plan to a Distinct Dining Room Area, Delightful Conservatory, Landing, Three Well Proportioned First Floor Bedrooms (Two of which with a fantastic range of fitted wardrobes) & Modern Well Appointed House Bathroom. Furthermore, this WELL ARRANGED property externally benefits from a Sizable Frontage with Low Maintenance Fore Garden, Impressive Driveway which provides ample off-road parking, Garage and Secluded Rear Garden with Astro Turf lawn & initial patio area for external dining.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Entrance Hallway

Attractive Sitting Room - 4.12m x 3.94m (13'6" x 12'11")

Modern Well Fitted Kitchen - 3.37m x 2.53m (11'0" x 8'3")

Lovely Dining Room Area - 3.45m x 2.29m (11'3" x 7'6")

Delightful Conservatory - 3.26m x 2.44m (10'8" x 8'0")

FIRST FLOOR

Landing

Bedroom 1 - 3.98m x 2.72m (13'0" x 8'11")

Bedroom 2 - 3m x 2.07m (9'10" x 6'9")

Bedroom 3 - 2.11m x 0m (6'11" x 0'0")

Luxury House Bathroom - 2.32m x 1.85m (7'7" x 6'0")

OUTSIDE

Impressive Block Paved Driveway

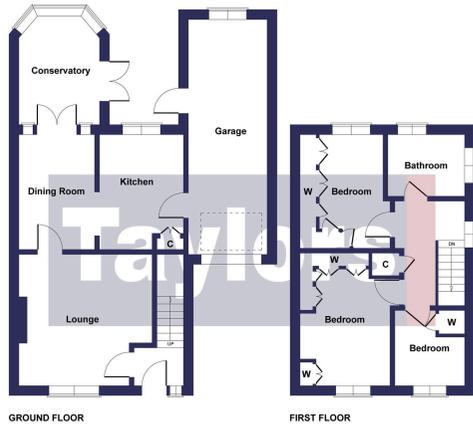
Good Sized Garage - 6.91m x 2.38m (22'8" x 7'9")

Pretty Astro Turf Rear Garden

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

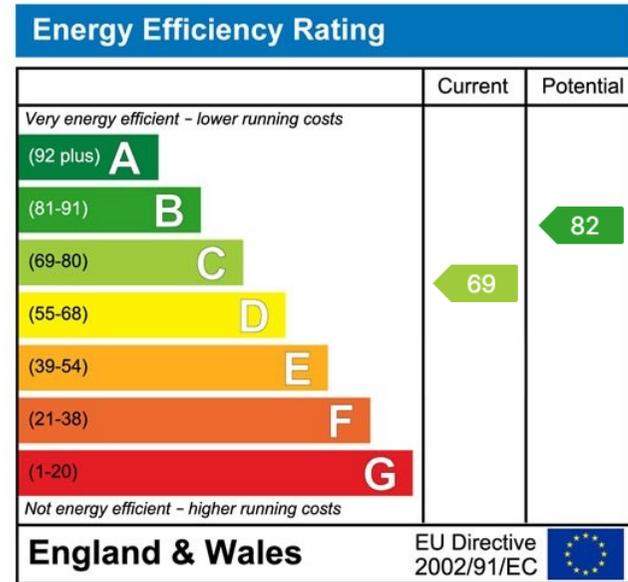


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- BEAUTIFULLY PRESENTED & THOUGHTFULLY ENLARGED, LINK-DETACHED RESIDENCE
- MODERN WELL FITTED KITCHEN BEING OPEN PLAN TO DISTINCT DINING ROOM AREA
- PRETTY ASTRO TURF REAR GARDEN
- EXTENSIVE RANGE OF LOCAL AMENITIES CLOSE BY
- IMMACULATELY MAINTAINED LAYOUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- LUXURY WELL APPOINTED HOUSE BATHROOM
- SOUGHT AFTER RESIDENTIAL LOCATION
- GOOD SCHOOLING WITHIN CLOSE PROXIMITY
- PERFECT FOR GROWING FAMILIES



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.