



Taylors

Clyde Mews, Pensnett, Brierley Hill, DY5 4QR

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A TREMENDOUSLY SPACIOUS & VERY WELL PROPORTIONED, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this SOUGHT AFTER & ADMIRER Cul-De-Sac, and furthermore encompassing a THOUGHTFULLY ENLARGED layout of accommodation with Majority Double Glazing & Gas Central Heating. This SPLENDIDLY ARRANGED PROPERTY is PERFECTLY SUITED for YOUNG FAMILIES or FIRST TIME BUYERS looking to purchase a FANTASTIC & GOOD SIZED FAMILY HOME which offers the PERFECT COMBINATION of a PRACTICAL GROUND FLOOR LAYOUT, SPACIOUS FIRST FLOOR ACCOMMODATION and a Hugely Convenient Residential Location. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Side Reception Hall, Spacious Lounge being OPEN PLAN to a Lovely Dining Room Area, Fitted Kitchen, Guests Cloakroom / W.C, Verandah, Laundry, Useful Store Room, Landing, Three Large & Well Proportioned First Floor Bedrooms & Well Appointed House Shower Room. Externally with GOOD SIZED TARMAC DRIVEWAY which provides OFF ROAD PARKING for Numerous Vehicles, Lawned Fore Garden & Secluded Rear Garden with Initial Patio Area for Alfresco Dining. Potential Buyers would also like to be reminded that this property is being sold with the added ADVANTAGE of having NO UPWARD CHAIN!

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Reception Hall

Spacious Sitting Room - 4.22m x 3.92m (13'10" x 12'10")

Lovely Dining Room Area - 3.21m x 2.62m (10'6" x 8'7")

Fitted Kitchen - 2.73m x 2.63m (8'11" x 8'7")

Veranda

Laundry - 2.77m x 2.31m (9'1" x 7'6")

Useful Store Room

Guests Cloakroom / W.C

FIRST FLOOR

Bedroom 1 - 3.79m x 3.19m (12'5" x 10'5")

Bedroom 2 - 3.8m x 2.74m (12'5" x 8'11")

Bedroom 3 - 2.84m x 2.32m (9'3" x 7'7")

House Shower Room

OUTSIDE

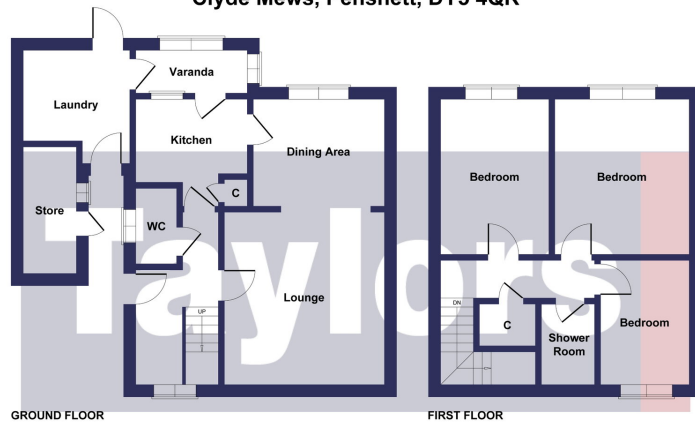
Lawned Fore Garden & Tarmac Driveway

Secluded 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 very low risk of yearly flooding. Tenure: Freehold.

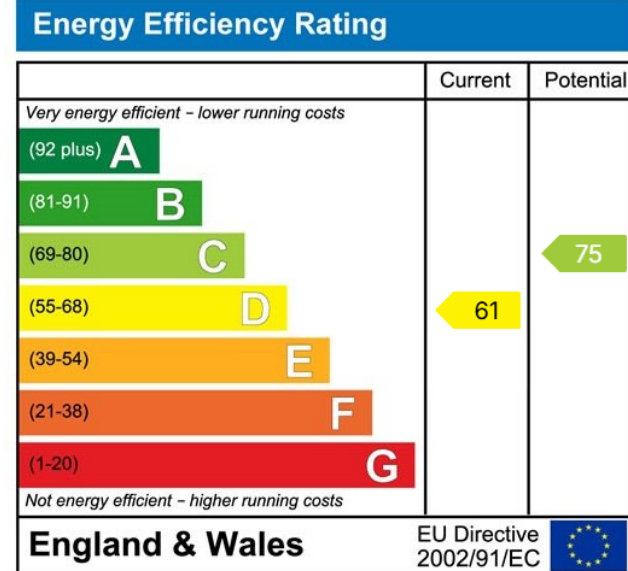


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- TREMENDOUSLY SPACIOUS & VERY WELL PROPORTIONED, SEMI-DETACHED RESIDENCE
- THREE LARGE FIRST FLOOR BEDROOMS
- RUSSELLS HALL HOSPITAL CLOSE BY
- GOOD SIZED DRIVEWAY WHICH PROVIDES OFF ROAD PARKING
- EXTENSIVE RANGE OF GOOD SCHOOLING CLOSE BY
- NO UPWARD CHAIN
- SOUGHT AFTER RESIDENTIAL LOCATION
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- EARLY VIEWING ADVISED
- SECLUDED REAR GARDEN



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.