



Taylor's

Rookery Park, Pensnett, Brierley Hill, DY5 4LU

Offers In Region Of £200,000

3 1 1



This MOST APPEALING, TRADITIONAL STYLE, THREE BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated on a FANTASTIC SIZED PLOT within this conveniently placed Residential Location, which has an EXCELLENT RANGE of Schooling, Regular Transport Links & Local Amenities close by. An EARLY VIEWING is ADVISED if to appreciate the accommodation on offer, which together with being PERFECTLY SUITED for YOUNG FAMILIES or FIRST TIME BUYERS looking to get onto the property ladder, in brief comprises: Hallway, Sitting Room, Spacious Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & House Bathroom. Externally with Large Gated Driveway which provides AMPLE OFF ROAD PARKING & Pretty Rear Garden.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Hallway

Sitting Room - 4.24m x 4.08m (13'10" x 13'4")

Kitchen - 5.12m x 2.53m (16'9" x 8'3")

FIRST FLOOR

Landing

Bedroom 1 - 3.17m x 3.06m (10'4" x 10'0")

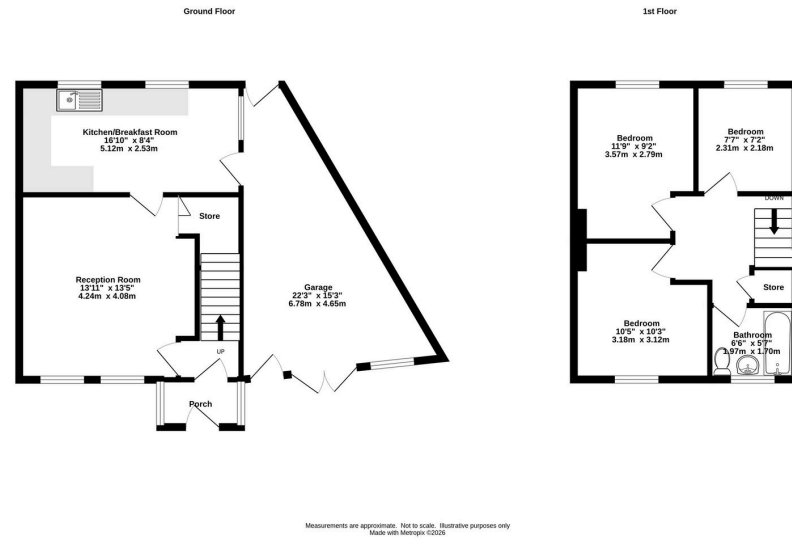
Bedroom 2 - 3.57m x 2.79m (11'8" x 9'1")

Bedroom 3 - 2.31m x 2.18m (7'6" x 7'1")

House Bathroom

EPC: D. 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 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).





- MOST APPEALING, TRADITIONAL STYLE, SEMI-DETACHED RESIDENCE
- GOOD SIZED PLOT
- PRETTY REAR GARDEN
- CENTRALLY LOCATED TO BRIERLEY HILL TOWN CENTRE & KINGSWINFORD VILLAGE
- RUSSELLS HALL HOSPITAL CLOSE BY
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- LARGE DRIVEWAY WHICH PROVIDES AMPLE OFF ROAD PARKING
- EARLY VIEWING ADVISED
- IDEAL FOR YOUNG FAMILIES OR FIRST TIME BUYERS
- SPACIOUS KITCHEN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.