



Kimberley House, Cygnet Lane,
Pensnett, DY5 4DL

Taylors

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TREMENDOUSLY SPACIOUS & WONDERFULLY EXTENDED, INDIVIDUAL & UNIQUE, DETACHED RESIDENCE

ROOM DIMENSIONS

- **GROUND FLOOR**
 - Entrance Porch
 - Hallway
 - Guests Cloakroom / W.C
- Sitting Room - 14' 2" x 11' 6" (4.31m x 3.50m)
- Dining Area - 10' 3" x 6' 7" (3.12m x 2.01m)
- Breakfast Kitchen - 11' 6" x 11' 2" (3.50m x 3.40m)
- Conservatory - 10' 5" x 7' 0" (3.17m x 2.13m)
- **FIRST FLOOR**
 - Landing
 - Bedroom 1 - 14' 2" x 11' 0" (4.31m x 3.35m)
 - Bedroom 2 - 11' 5" x 10' 7" (3.48m x 3.22m)
 - Bedroom 3 - 7' 8" x 7' 4" (2.34m x 2.23m)
 - Bedroom 4 - 7' 6" x 6' 9" (2.28m x 2.06m)
 - House Bathroom
 - OUTSIDE
 - Driveway
 - Garage
- **Lovely & Secluded Rear Garden**

Measurements taken at widest available points

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



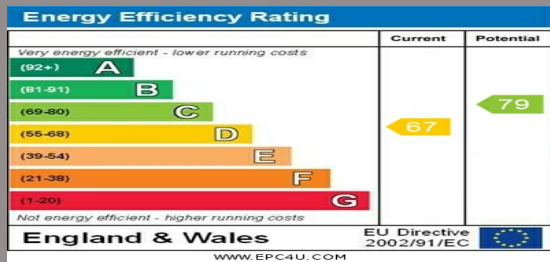
This TREMENDOUSLY SPACIOUS & WONDERFULLY EXTENDED, INDIVIDUAL & UNIQUE, FOUR BEDROOM, DETACHED RESIDENCE is pleasantly situated within this SOUGHT AFTER & ESTABLISHED RESIDENTIAL LOCATION, which has RUSSELLS HALL HOSPITAL combined with an EXCELLENT RANGE of local amenities & POPULAR SCHOOLING close by, and furthermore encompasses a VERY WELL PROPORTIONED & IMMACULATELY MAINTAINED layout of accommodation, of which is ATTRACTIVELY PRESENTED throughout. This LARGE & MOST APPEALING PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and together with being PERFECTLY suited for GROWING FAMILIES, in brief comprises: Entrance Porch, Reception Hall, Guests Cloakroom / W.C, Spacious Sitting Room with Enlarged Dining Area, Well Fitted Breakfast Kitchen, Delightful Side Conservatory, Landing, Four Good Sized & Well Proportioned First Floor Bedrooms & Four Piece Suite House Bathroom. Furthermore with Driveway which provides OFF ROAD PARKING, Garage, Gas Central Heating & Pretty / Secluded Rear Garden. Tenure: Freehold. EPC: D. 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 low - very low risk of yearly flooding.

BHS10275

MISREPRESENTATION ACT 1967

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