



40 Swan Street,
Pensnett, DY5 4DJ

Taylor's

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*DECEPTIVELY SPACIOUS & AT-
TRACTIVELY PRESENTED, SEMI-
DETACHED RESIDENCE*

ROOM DIMENSIONS GROUND FLOOR

Reception Hall

Spacious Sitting Room - 12' 6" x 12' 1" (3.81m x 3.68m)

Modern Well Fitted Breakfast Kitchen - 14' 0" x 11' 9" (4.26m x 3.58m)

FIRST FLOOR

Landing

Bedroom 1 - 13' 2" x 12' 1" (4.01m x 3.68m)

Bedroom 2 - 12' 1" x 9' 2" (3.68m x 2.79m)

House Bathroom - 6' 2" x 5' 1" (1.88m x 1.55m)

First Floor W.C

OUTSIDE

Lengthy Driveway

Garage

Large Rear Garden

Special Requests or Comments *

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 DECEPTIVELY SPACIOUS & ATTRACTIVELY PRESENTED, TWO BEDROOM, SEMI-DETACHED RESIDENCE is pleasantly situated within this SOUGHT AFTER RESIDENTIAL LOCATION, which has RUSSELLS HALL HOSPITAL, Fens Pool Nature Reserve & an EXTENSIVE range of Local Amenities, Popular Schooling & Transport Links close by, and furthermore encompasses a GOOD SIZED & NICELY MAINTAINED layout of accommodation with both Double Glazing & Gas Central Heating. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Side Reception Hall, Spacious Sitting Room, Modern Well Fitted Breakfast Kitchen, Landing, Two Large First Floor Bedrooms, House Bathroom & First Floor W.C.

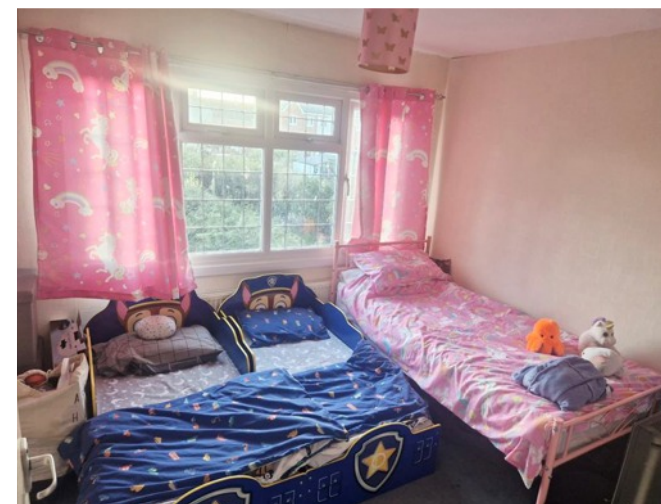
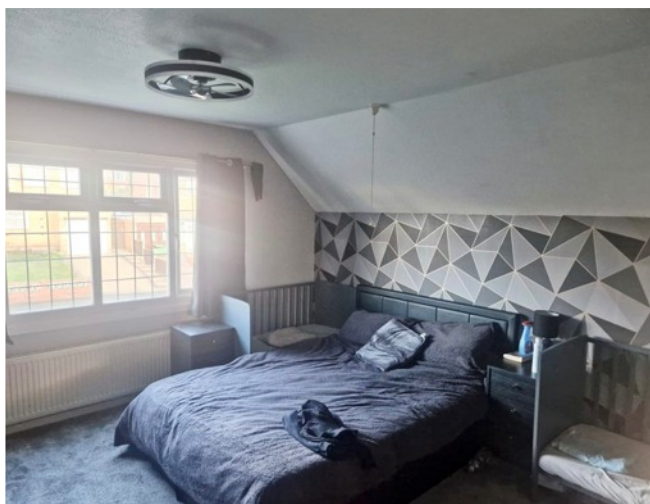
Furthermore with Lengthy Driveway which provides OFF ROAD PARKING, Lawned Fore Garden, Garage & FANTASTIC SIZED REAR GARDEN with Decking Area for alfresco dining. EPC: D. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage:

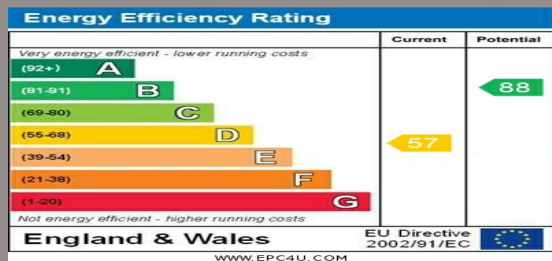
According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property to be of a DRHH Part Brick / Part Cladded Construction (this is to be checked by any potential buyers conveyancing solicitor or surveyor). According to gov.uk, there is a very low Risk of yearly flooding. Tenure: Freehold.

BHS10299

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 himself 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 in relation to this property.





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GROUND FLOOR

FIRST FLOOR

FOR GUIDE PURPOSES ONLY:

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

GENERAL INFORMATION: As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions. **EPC:** Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge. **TENURE:** The vendors advise the property is FREEHOLD. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **PROPERTY MISDESCRIPTIONS ACT 1991:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property 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. Always contact the appropriate Taylors branch for advice or confirmation on any points. **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. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **FLOORPLAN - FOR GUIDE PURPOSES ONLY:** Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).