



26 Hodnet Drive,
Pensnett, DY5 4DB

Taylor's

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VERY WELL ARRANGED & SUPERBLY PRESENTED, MODERN STYLE, END-OF-TERRACE HOME

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch / Hall

Living Room - 14' 7" x 11' 6" (4.44m x 3.50m)

Kitchen Open Plan To Conservatory - 16' 8" x 11' 7" (5.08m x 3.53m)

FIRST FLOOR

Landing

Bedroom 1 - 11' 7" x 13' 5" (3.53m x 4.09m)

Bedroom 2 - 11' 7" x 8' 2" (3.53m x 2.49m)

Bathroom

LOFT

Versatile Loft Space (With Bath) - 12' 4" x 11' 6" (3.76m x 3.50m)

OUTSIDE - 1' " x 0' 0" (m x 0m)

Driveway

Rear Garden

ALL 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.

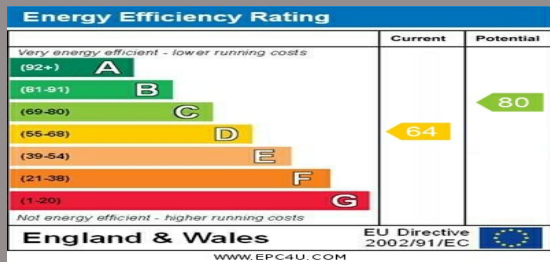
Encompassing a MODERN WELL FITTED KITCHEN being OPEN PLAN to a DELIGHTFUL CONSERVATORY, is this VERY WELL ARRANGED & SUPERBLY PRESENTED, MODERN STYLE, END-OF-TERRACE RESIDENCE which would make the perfect STARTER HOME for YOUNG FAMILIES or FIRST TIME BUYERS, yet may also make an astute BUY-TO-LET INVESTMENT. This LOVELY & DECEPTIVELY SPACIOUS PROPERTY is pleasantly situated within this modern & popular development which is located within close proximity of both RUSSELLS HALL HOSPITAL and MERRY HILL SHOPPING COMPLEX, and furthermore is for sale with NO UPWARD CHAIN. Comprising: Entrance Porch, Attractively Decorated Lounge, Modern Well Fitted Kitchen being OPEN PLAN to a Delightful Conservatory, First Floor Landing, Two Generously Proportioned First Floor Bedrooms, House Shower Room & Large / Versatile Loft Space with White Suite Bath yet with a variety of POTENTIAL USES such as Office / Hobbies Space. Furthermore with Lengthy Driveway which provides OFF ROAD PARKING & Low Maintenance / Secluded Rear Garden. EARLY VIEWING ESSENTIAL! Tenure: Freehold. 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).

BHS10183

MISREPRESENTATION ACT 1967

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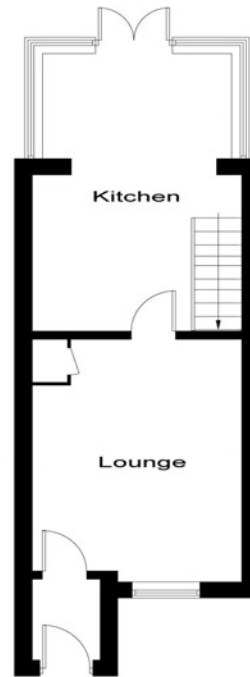
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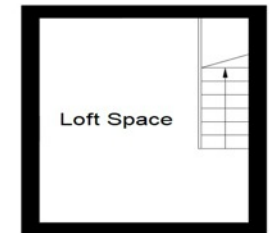
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GROUND FLOOR



FIRST FLOOR



LOFT SPACE

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