



5 Byron Street,
Pensnett, DY5 4JA

Taylor's

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*THOUGHTFULLY EXTENDED & VERY WELL
MAINTAINED, ATTRACTIVELY PRESENTED,
TRADITIONAL STYLE, SEMI-DETACHED RESI-
DENCE*

ROOM DIMENSIONS

• GROUND FLOOR

• Hallway

- Sitting Room - 12' 1" x 11' 9" (3.68m x 3.58m)
- Dining Area - 12' 8" x 8' 6" (3.86m x 2.59m)
- Extended Kitchen - 12' 10" x 7' 3" (3.91m x 2.21m)

• FIRST FLOOR

• Landing

- Bedroom 1 - 14' 2" x 9' 10" (4.31m x 2.99m)
- Bedroom 2 - 10' 0" x 9' 4" (3.05m x 2.84m)
- Shower Room - 6' 10" x 5' 9" (2.08m x 1.75m)

• OUTSIDE

- Driveway
- Pleasant 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.

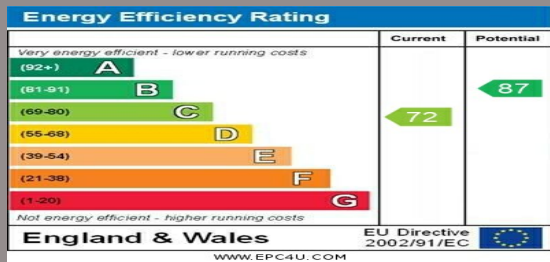
This THOUGHTFULLY EXTENDED & VERY WELL MAINTAINED, ATTRACTIVELY PRESENTED, TRADITIONAL STYLE, TWO BEDROOM, SEMI-DETACHED RESIDENCE is for sale with NO UPWARD CHAIN and is pleasantly situated backing onto the FENS POOL NATURE RESERVE, yet with RUSSELLS HALL HOSPITAL combined with an OUTSTANDING range of LOCAL AMENITIES, POPULAR SCHOOLING & convenient transport links close by. This GOOD SIZED & VERY WELL MAINTAINED PROPERTY must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated and together with being PERFECTLY suited for YOUNG FAMILIES or FIRST TIME BUYERS, in brief comprises: Entrance Hall, Spacious Sitting Room being OPEN PLAN to an ENLARGED Dining Room Area, Extended Well Fitted Kitchen, Landing, Two Well Proportioned First Floor Bedrooms & House Bathroom. Furthermore with Tarmac Drive-way which provides OFF ROAD PARKING, Lengthy / Low Maintenance Rear Garden, Double Glazing & Gas Central Heating. Tenure: Freehold. EPC: C. 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 very low risk of yearly flooding.

BHS10238

MISREPRESENTATION ACT 1967

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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. Taylor's 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).

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