



Taylor's

Cygnets Lane, PENSNETT, Brierley Hill.

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This BEAUTIFULLY PRESENTED & VERY WELL PROPORTIONED, MOST APPEALING, THREE BEDROOM, SEMI-DETACHED RESIDENCE is superbly situated within this ESTABLISHED & SOUGHT AFTER RESIDENTIAL LOCATION, which has an excellent range of SCHOOLING & LOCAL AMENITIES (such as Russells Hall Hospital) close by. This NICELY MAINTAINED PROPERTY encompasses a GOOD SIZED LAYOUT of Double Glazed & Gas Centrally Heated accommodation and together with being PERFECTLY suited for YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS, is for sale with NO UPWARD CHAIN.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Reception Hall

Attractive Through Lounge with Dining Area - 23' 7" x 11' 6" (7.18m x 3.50m)

Modern Well Fitted Kitchen - 9' 0" x 8' 8" (2.74m x 2.64m)

FIRST FLOOR

Landing

Bedroom 1 - 12' 0" x 10' 10" (3.65m x 3.30m)

Bedroom 2 - 10' 10" x 9' 1" (3.30m x 2.77m)

Bedroom 3 - 9' 2" x 7' 3" (2.79m x 2.21m)

Beautifully Re-Appointed House Bathroom - 7' 2" x 6' 11" (2.18m x 2.11m)

OUTSIDE

Driveway

Fore Garden

Garage

Laundry (Located to rear of Garage) - 7' 8" x 6' 6" (2.34m x 1.98m)

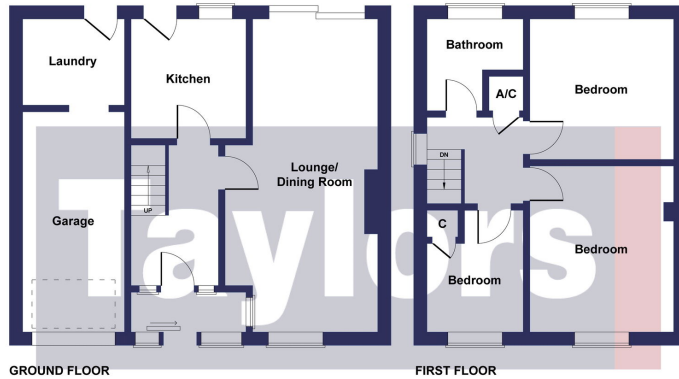
Pleasant Garden

(All measurements taken at widest available points)

EPC: C. 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). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold.

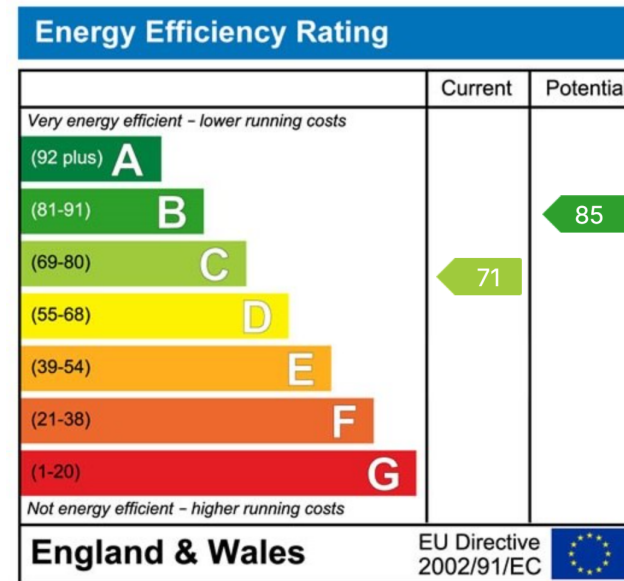


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- BEAUTIFULLY PRESENTED & VERY WELL PROPORTIONED, SEMI-DETACHED RESIDENCE
- THREE GOOD SIZED FIRST FLOOR BEDROOMS
- ATTRACTIVE WHITE SUITE HOUSE BATHROOM
- LOVELY REAR GARDEN
- MOST APPEALING LAYOUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING
- NO UPWARD CHAIN
- MODERN WELL FITTED KITCHEN
- SOUGHT AFTER RESIDENTIAL LOCATION
- PERFECT FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- EXCELLENT RANGE OF SCHOOLING & LOCAL AMENITIES (SUCH AS RUSSELLS HALL HOSPITAL) CLOSE BY



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