



Taylors

Thames Close, Pensnett, Brierley Hill, DY5 4QZ

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A STUNNING, EXPENSIVELY APPOINTED & BEAUTIFULLY PRESENTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE superbly situated within this EXTREMELY DESIRABLE & SOUGHT AFTER CUL-DE-SAC, and furthermore encompassing an INCREDIBLY SPACIOUS Layout of accommodation with Majority Double Glazing & Gas Central Heating. This SPLENDIDLY PROPORTIONED & MOST APPEALING PROPERTY offers GROWING FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a GORGEOUS & VERSATILE FAMILY HOME, which is IMMACULATELY MAINTAINED throughout, and altogether provides the PERFECT COMBINATION of Modern & Practical Family Living, Stylishly Decorated. An EARLY VIEWING is ESSENTIAL if to appreciate the STANDARD of the accommodation on offer, which in brief comprises: Useful & Versatile Studio / Utility Room (Currently Used as a Salon but Could also be used as a Play Room or Home Office if Preferred), Hallway, Stunning Re-Fitted Dining Kitchen with Integrated Appliances, Stylishly Decorated Sitting Room, Guests Cloakroom / W.C, Landing, Three Well Proportioned First Floor Bedrooms and Luxury Well Appointed House Bathroom. Externally with Impressive Block Paved Driveway which provides AMPLE OFF ROAD PARKING and Beautifully Landscaped Rear Garden with Low Maintenance Astro Turf Lawn & Spacious Initial Patio Area for Alfresco Dining!

ROOM DIMENSIONS

GROUND FLOOR

Useful & Versatile Studio / Utility Room (Currently Used as a Salon) - 5.8m x 2.84m (19'0" x 9'3")

Hallway

Guests Cloakroom / W.C

Stylishly Decorated Sitting Room - 4.16m x 3.89m (13'7" x 12'9")

Stunning Re-Fitted Dining Kitchen - 5.95m x 2.55m (19'6" x 8'4")

FIRST FLOOR

Landing

Bedroom 1 - 3.79m x 3.3m (12'5" x 10'9")

Bedroom 2 - 3.79m x 2.67m (12'5" x 8'9")

Bedroom 3 - 2.83m x 2.35m (9'3" x 7'8")

Luxury Well Appointed House Bathroom - 1.84m x 1.83m (6'0" x 6'0")

OUTSIDE

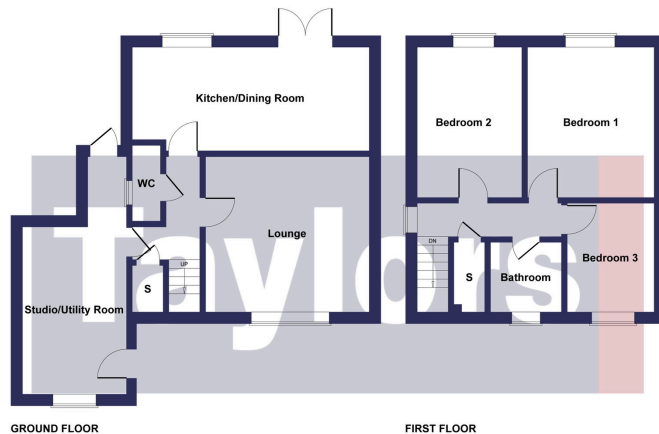
Impressive Block Paved Driveway

Beautifully Landscaped Rear Garden

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). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).

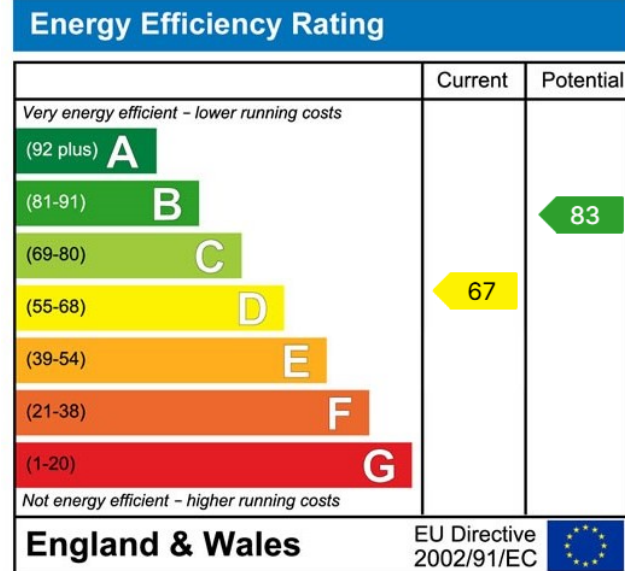


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- EXPENSIVELY APPOINTED & BEAUTIFULLY PRESENTED, SEMI-DETACHED RESIDENCE
- LUXURY RE-FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES
- SUPERBLY LANDSCAPED & WELL MAINTAINED REAR GARDEN
- EXTREMELY DESIRABLE & SOUGHT AFTER CUL-DE-SAC LOCATION
- VERSATILE & USEFUL STUDIO / UTILITY ROOM WHICH IS CURRENTLY USED AS A SALON
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- GORGEOUS WELL APPOINTED HOUSE BATHROOM
- IMPRESSIVE BLOCK PAVED DRIVEWAY
- EXTENSIVE RANGE OF LOCAL AMENITIES & POPULAR SCHOOLING CLOSE BY
- STYLISHLY DECORATED & IMMACULATLY MAINTAINED THROUGHOUT



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