



63 Corbyns Hall Lane,  
Pensnett, DY5 4RG

**Taylor's**



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*BEAUTIFULLY MAINTAINED &  
THOUGHTFULLY ENLARGED, DE-  
TACHED FAMILY HOME*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Reception Hall
  - Guests Cloakroom
- Modern Well Fitted Breakfast Kitchen - 11' 0" x 11' 0" (3.35m x 3.35m)
  - Dining Room - 11' 4" x 7' 9" (3.45m x 2.36m)
- Attractive Sitting Room - 14' 0" x 11' 10" (4.26m x 3.60m)
- Delightful Conservatory - 22' 1" x 6' 0" (6.73m x 1.83m)
  - FIRST FLOOR
    - Landing
    - Bedroom 1 - 12' 8" x 10' 10" (3.86m x 3.30m)
    - Bedroom 2 - 10' 10" x 9' 9" (3.30m x 2.97m)
    - Bedroom 3 - 11' 4" x 8' 0" (3.45m x 2.44m)
  - Luxury Four Piece Suite Bathroom - 11' 4" x 10' 4" (3.45m x 3.15m)
    - OUTSIDE
      - Block Paved Driveway
      - Garage - 18' 2" x 8' 2" (5.53m x 2.49m)
      - Secluded 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.





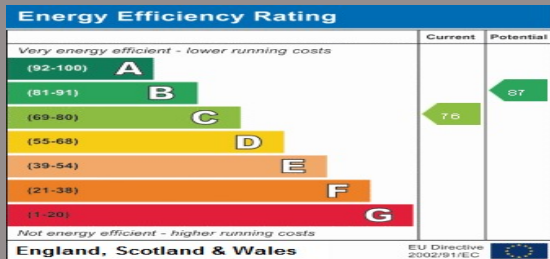
This BEAUTIFULLY MAINTAINED & THOUGHTFULLY ENLARGED, THREE BED-ROOM, DETACHED FAMILY HOME is SUPERBLY SITUATED within this ESTABLISHED & SOUGHT AFTER RESIDENTIAL LOCATION, which has WONDERFUL DISTANT VIEWS to the rear, combined with having a FANTASTIC RANGE of TRANSPORT LINKS, POPULAR SCHOOLING & AMENITIES such as KING-SWINFORD & BRIERLEY HILL TOWN CENTRES close by. This VERY WELL PRESENTED PROPERTY encompasses an INCREDIBLY DECEPTIVE, DOUBLE GLAZED & GAS CENTRALLY HEATED LAYOUT of accommodation and together with being PERFECTLY SUITED for GROWING FAMILIES, in brief comprises: Reception Hall, Guests Cloakroom, Modern & Spacious Well Fitted Breakfast Kitchen, Pleasant Sitting Room being OPEN PLAN to a Distinct Dining Room Area, Delightful Double Glazed Conservatory, Landing, Three Well Proportioned First Floor Bedrooms & Luxury Four Piece Suite Bathroom. Furthermore with Impressive Block Paved Driveway which provides AMPLE OFF ROAD PARKING, Good Sized Garage & Secluded Rear Garden with Initial Decking Area for Alfresco Dining. Tenure: Freehold. EPC: C/ Council Tax Band: C. All main services connected. Construction: Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & superfast broadband is available at this property.

**BHS10002**

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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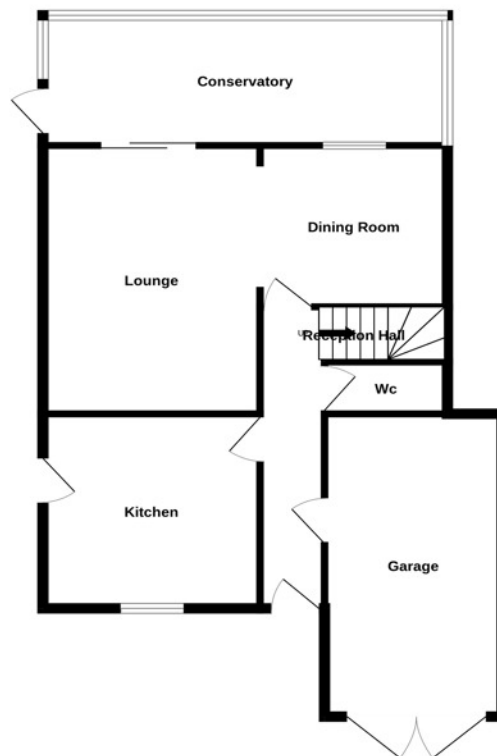


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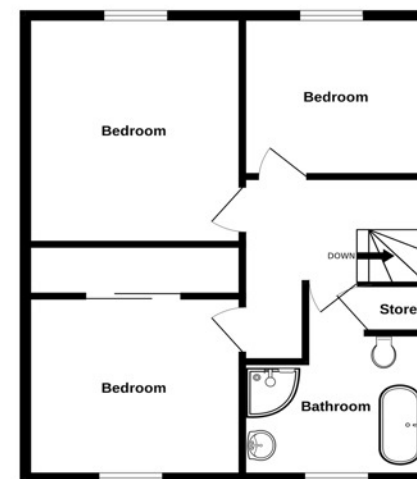
Offices at:

KINGSWINFORD      HALESOWEN  
 STOURBRIDGE      BRIERLEY HILL      SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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