



53 Corbyns Hall Road,  
Pensnett, DY5 4QU

**Taylor's**



# 53 Corbyns Hall Road, Pensnett, DY5 4QU

*INCREDIBLY SPACIOUS & VERY  
WELL PROPORTIONED, SEMI-DE-  
TACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Reception Hall
  - Guests Cloakroom
- Sitting Room - 13' 8" x 12' 10" (4.16m x 3.91m)
- Dining Room - 10' 5" x 8' 6" (3.17m x 2.59m)
  - Kitchen - 9' 10" x 8' 7" (2.99m x 2.61m)
- FIRST FLOOR
  - Landing
  - Bedroom 1 - 12' 8" x 8' 6" (3.86m x 2.59m)
  - Bedroom 2 - 12' 5" x 10' 10" (3.78m x 3.30m)
  - Bedroom 3 - 9' 3" x 7' 8" (2.82m x 2.34m)
- Stunning Bathroom - 6' 10" x 6' 10" (2.08m x 2.08m)
  - OUTSIDE
  - Pebbled / Lawned Fore Garden (No Dropped Kerb)
  - Lovely Rear Garden
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

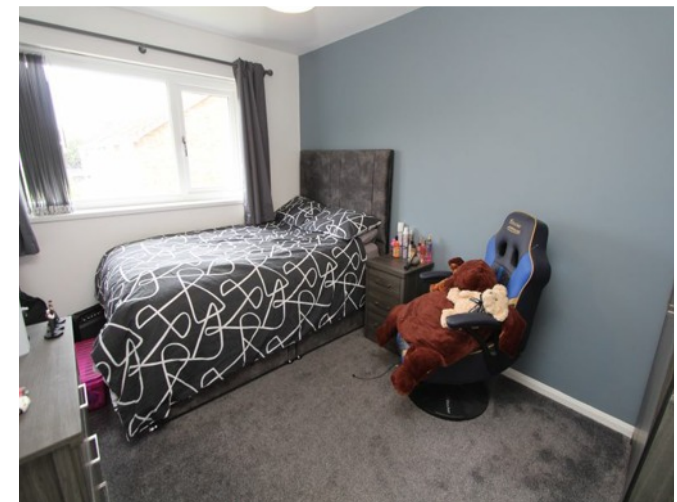
These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



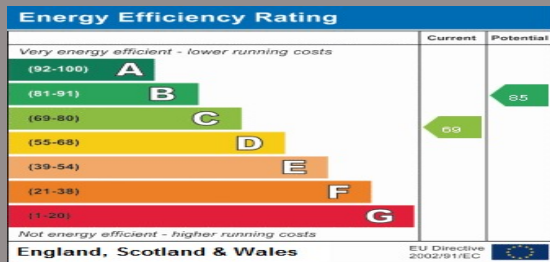
This INCREDIBLY SPACIOUS & VERY WELL PROPORTIONED, THREE BEDROOM, SEMI-DETTACHED RESIDENCE enjoys a LOVELY POSITION within this SOUGHT AFTER RESIDENTIAL LOCATION, which is centrally located to both Kingswinford & Brierley Hill town centre, combined with having Russells Hall Hospital and an EXCELLENT RANGE of POPULAR SCHOOLING close by and furthermore encompasses a VERY WELL ARRANGED & GOOD SIZED LAYOUT of accommodation, with DOUBLE GLAZING & GAS CENTRAL HEATING from a recently installed Worcester Combination Boiler System. An EARLY VIEWING is ESSENTIAL if to appreciate this FANTASTIC PROPERTY, which together with being PERFECTLY suited for YOUNG FAMILIES or the more discerning FIRST TIME BUYERS, in brief comprises: Side Reception Hall, Guests Cloakroom / W.C, Spacious Sitting Room, Separate Dining Room, Fitted Kitchen, Landing, Three Large First Floor Bedrooms, Stunning Re-Appointed House Bathroom, Secluded Rear Garden which would be perfect for alfresco dining & Pebbled / Lawned Frontage (no dropped kerb). Tenure: Freehold. EPC: C. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & superfast 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).  
BHS10129

#### MISREPRESENTATION ACT 1967

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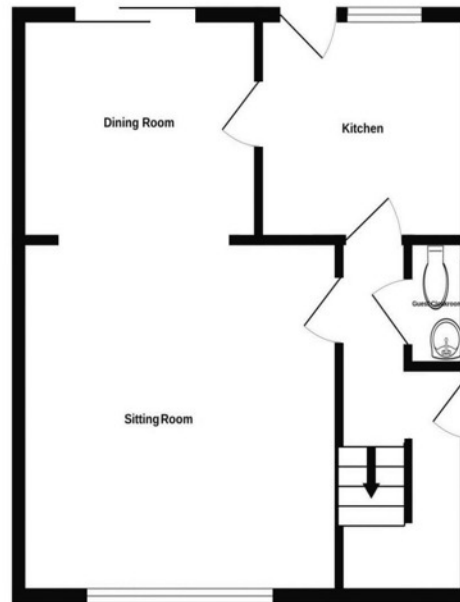


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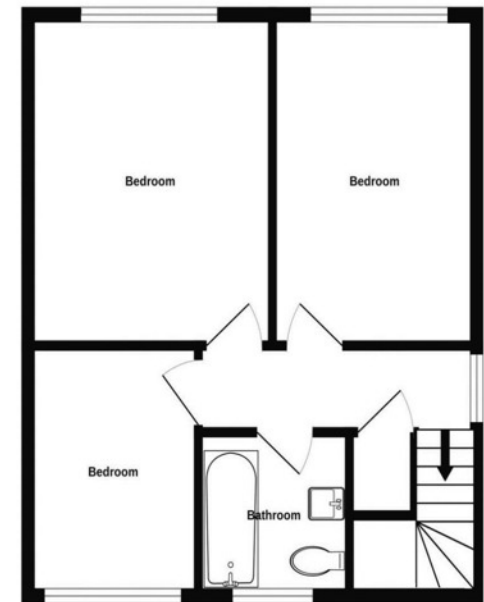
Offices at:

KINGSWINFORD      HALESOWEN  
 STOURBRIDGE      BRIERLEY HILL      SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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