



30 High Oak,
Pensnett, DY5 4LA

Taylor's

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SUBSTANTIAL & VERY WELL ARRANGED, MOST APPEALING, PERIOD STYLE, MID-TERRACE HOUSE

- ROOM DIMENSIONS
- GROUND FLOOR
 - Reception Hall
- Sitting Room - 12' 2" x 11' 9" (3.71m x 3.58m)
- Dining Room - 11' 10" x 15' 4" (3.60m x 4.67m)
 - Kitchen - 14' 8" x 8' 9" (4.47m x 2.66m)
 - Cellar
- FIRST FLOOR
 - Landing
- Bedroom 1 - 15' 4" x 12' 2" (4.67m x 3.71m)
- Bedroom 2 - 12' 1" x 11' 2" (3.68m x 3.40m)
- Shower Room - 8' 3" x 6' 7" (2.51m x 2.01m)
 - OUSTIDE
 - Low Maintenance Rear Garden
 - Outside W.C
- 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.



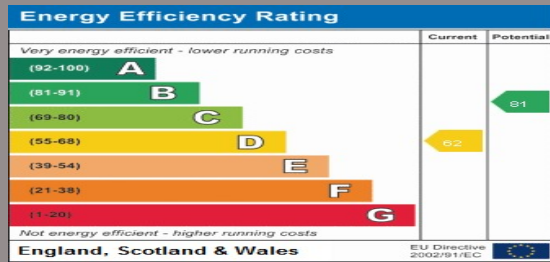
A SUBSTANTIAL & VERY WELL ARRANGED, MOST APPEALING, PERIOD STYLE, TWO BEDROOM, MID-TERRACE HOUSE well located within a very convenient position, offering a GENEROUS and EXTREMELY WELL PROPORTIONED layout of accommodation, all of which oozes CHARM throughout. The accommodation includes GAS CENTRAL HEATING, part UPVC DOUBLE GLAZING and together with being IDEALLY SUITED for FIRST TIME BUYERS or BUY-TO-LET INVESTORS, comprises: Reception Hall, Pleasant Sitting Room, Spacious Rear Dining Room, Fitted Kitchen, Landing, Two Double First Floor Bedrooms & Well Appointed Shower Room. Furthermore with Cellar, Low Maintenance Rear Garden, Outside W.C & being closely located to RUSSELLS HALL HOSPITAL and BRIERLEY HILL & KINGSWIN-FORD TOWN CENTRES. NO UPWARD CHAIN! Tenure: Freehold. EPC: D/ Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & superfast broadband is available at this property. Construction: Brick.

BHS9959

MISREPRESENTATION ACT 1967

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Agents contact details:
 84 to 86 High Street,
 BRIERLEY HILL,
 DY5 3AW
 t. 01384 265265
 f.01384 480824
 e. brierleyhill@taylorsestateagents.co.uk

www.taylorsestateagents.co.uk



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KINGSWINFORD HALESOWEN
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