



65 Derwent Close,
Pensnett, DY5 4QD

Taylor's

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*BEAUTIFULLY PRESENTED &
THOUGHTFULLY ENLARGED,
SEMI-DETACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
 - Entrance Hall
- Attractive Through Lounge with Dining Area - 21' 9" x 11' 6" (6.62m x 3.50m)
- Well Fitted Kitchen - 11' 6" x 7' 7" (3.50m x 2.31m)
 - Conservatory - 12' 9" x 7' 6" (3.88m x 2.28m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 12' 4" x 10' 9" (3.76m x 3.27m)
 - Bedroom 2 - 11' 8" x 10' 9" (3.55m x 3.27m)
 - First Floor W.C
 - Bathroom - 5' 10" x 4' 9" (1.78m x 1.45m)
 - OUTSIDE
 - Good Sized Driveway
 - Garage - 19' 4" x 8' 2" (5.89m x 2.49m)
 - Low Maintenance 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.



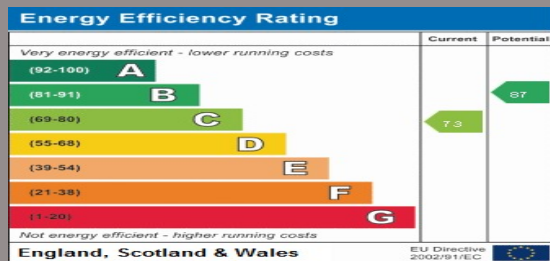
This BEAUTIFULLY PRESENTED & THOUGHTFULLY ENLARGED, TWO BED-ROOM, SEMI-DETACHED RESIDENCE is delightfully situated within this POPULAR RESIDENTIAL LOCATION, which has an EXTENSIVE RANGE of TRANSPORT LINKS, SCHOOLING & AMENITIES such as Russells Hall Hospital close by and furthermore offers a DECEPTIVELY SPACIOUS & VERY WELL MAINTAINED LAYOUT of accommodation, of which is PERFECTLY SUITED for YOUNG FAMILIES or FIRST TIME BUYERS looking to get onto the property ladder. This LOVELY & MOST APPEALING PROPERTY is for sale with NO UPWARD CHAIN and in brief comprises: Entrance Hall, Attractive Through Lounge with Dining Area, Modern Well Fitted Kitchen, Delightful Conservatory, Landing, Two Double First Floor Bedrooms, White Suite House Bathroom & Separate First Floor W.C. Furthermore with Good Sized Driveway which provides AMPLE OFF ROAD PARKING, Garage, Double Glazing, Gas Central Heating & Low Maintenance Rear Garden. Tenure: Freehold. EPC: C/Council Tax Band: B. All main services connected. Construction: Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard / superfast & ultra-fast broadband is available at this property.

BHS9924

MISREPRESENTATION ACT 1967

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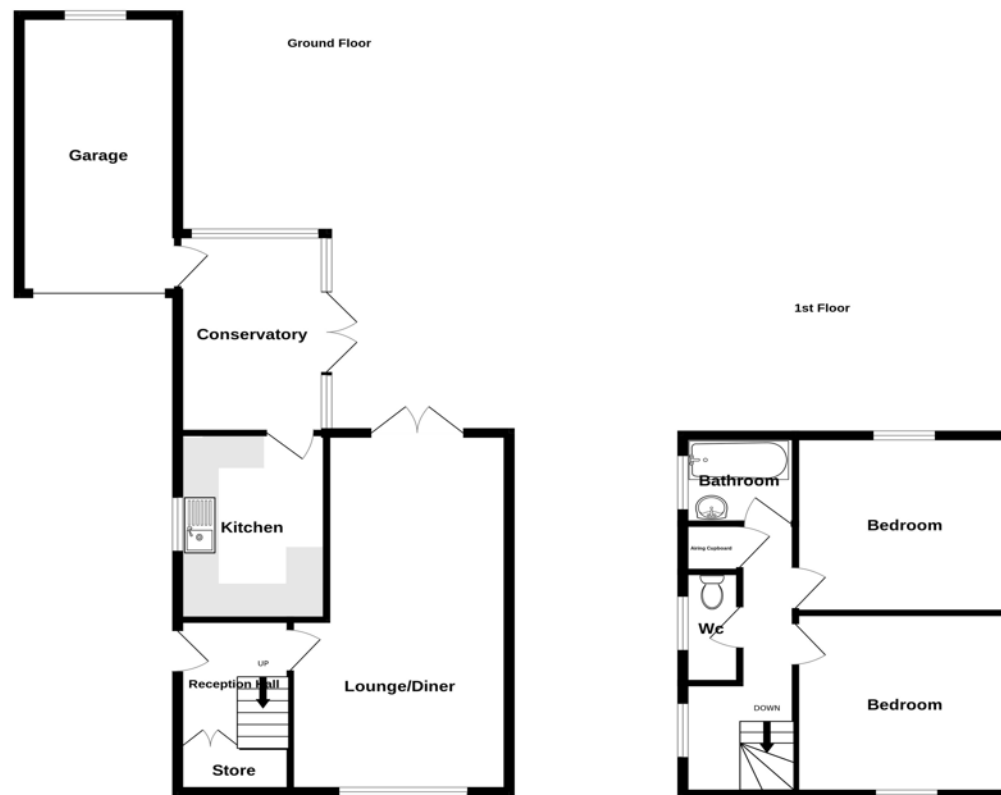
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