



Alandale Tiled House Lane,  
Pensnett, DY5 4LQ

**Taylors**



# Alandale Tiled House Lane, Pensnett.

Offers in the Region Of  
£220,000

*VERY WELL MAINTAINED & BEAUTIFULLY PROPORTIONED, BAY FRONTED, SEMI-DETACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
  - Porch
  - Reception Hall
  - Kitchen - 12' 0" x 6' 9" (3.65m x 2.06m)
- Dining Room - 11' 10" x 9' 10" (3.60m x 2.99m)
- Sitting Room - 13' 6" x 10' 9" (4.11m x 3.27m)
- FIRST FLOOR
  - Landing
  - Bedroom 1 - 14' 2" x 10' 2" (4.31m x 3.10m)
  - Bedroom 2 - 11' 9" x 10' 0" (3.58m x 3.05m)
  - Bedroom 3 - 8' 4" x 6' 10" (2.54m x 2.08m)
  - Bathroom - 7' 3" x 6' 9" (2.21m x 2.06m)
- OUTSIDE
  - Driveway
  - Garage - 28' 5" x 9' 3" (8.65m x 2.82m)
  - 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.



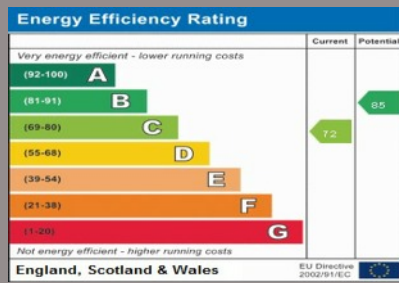


This VERY WELL MAINTAINED & BEAUTIFULLY PROPORTIONED, BAY FRONTED, THREE BEDROOM, SEMI-DETACHED RESIDENCE is situated within this ESTABLISHED RESIDENTIAL LOCATION, which has a WONDERFUL RANGE of AMENITIES (Such as Russells Hall Hospital), Transport links & POPULAR SCHOOLING close by and combined with being for sale with NO UPWARD CHAIN, encompasses HUGE POTENTIAL to EXTEND (Subject to the usual planning permissions). This MOST APPEALING & VERY WELL ARRANGED PROPERTY should appeal to YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS and furthermore affords a RELATIVELY SPACIOUS, DOUBLE GLAZED & GAS CENTRALLY HEATED LAYOUT of accommodation which in brief comprises: Entrance Porch, Re-Decorated Reception Hall, Attractive Sitting Room being OPEN PLAN to Dining Room Area, Modern Well Fitted Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & White Suite Bathroom. Also with Driveway which provides AMPLE OFF ROAD PARKING, Lawned Foregarden, HUGE GARAGE which measures 28'5" in length (approx) and also with LARGE REAR GARDEN with PRIVATE PATIO AREA for Alfresco Dining. EPC: / Council Tax Band: B. BHS9621

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.





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

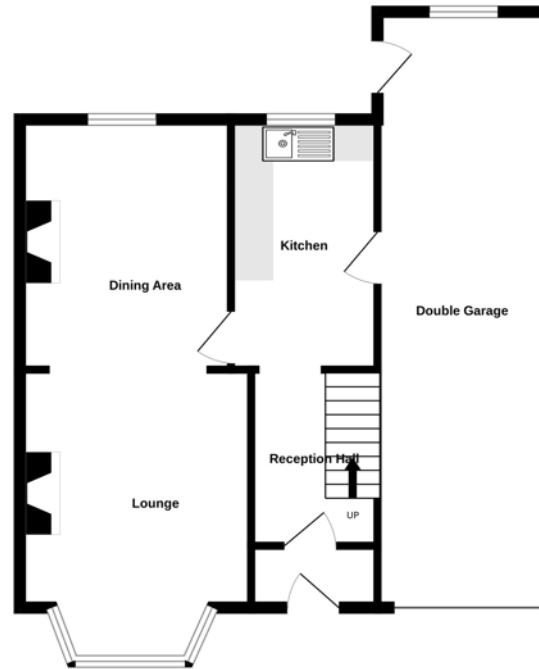
# Taylor's

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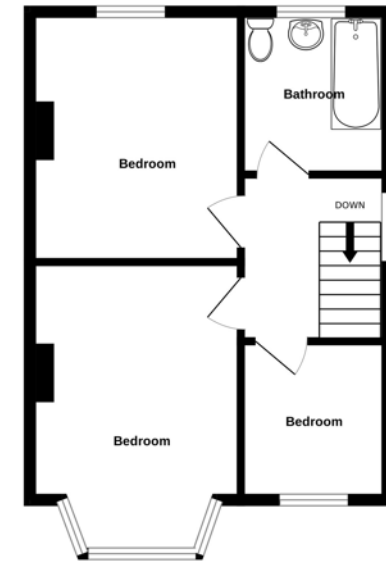
Offices at:

KINGSWINFORD      HALESOWEN  
 STOURBRIDGE      BRIERLEY HILL      SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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