



Beryldene, Tiled House Lane,
Pensnett, DY5 4LT

Taylor's

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*THOUGHTFULLY EXTENDED, BAY
FRONTED & CHARACTERFUL,
SEMI-DETACHED RESIDENCE*

- ROOM DIMENSIONS
- GROUND FLOOR
 - Entrance Porch
 - Hallway
 - Sitting Room - 14' 9" x 11' 5" (4.49m x 3.48m)
- Further Reception Room - 11' 9" x 10' 8" (3.58m x 3.25m)
 - Dining Area - 8' 2" x 7' 3" (2.49m x 2.21m)
 - Well Fitted Kitchen - 9' 10" x 7' 9" (2.99m x 2.36m)
- Ground Floor Wet Room - 7' 6" x 6' 6" (2.28m x 1.98m)
- FIRST FLOOR
 - Landing
 - Bedroom 1 - 15' 7" x 11' 0" (4.75m x 3.35m)
 - Bedroom 2 - 11' 9" x 10' 10" (3.58m x 3.30m)
 - Bedroom 3 - 7' 8" x 6' 7" (2.34m x 2.01m)
 - House Bathroom - 7' 6" x 6' 8" (2.28m x 2.03m)
- OUTSIDE
 - Extensive Driveway
 - Garage - 18' 3" x 9' 6" (5.56m x 2.89m)
 - Wonderful / Huge 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.



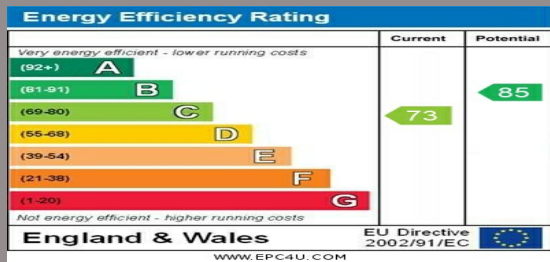
This THOUGHTFULLY EXTENDED & INCREDIBLY SPACIOUS, BAY FRONTED & CHARACTERFUL, THREE BEDROOM, SEMI-DETACHED RESIDENCE is SUPERBLY SITUATED on a FANTASTIC CORNER PLOT within this POPULAR RESIDENTIAL LOCATION and combined with being for sale with NO UPWARD CHAIN, has HUGE POTENTIAL to EXTEND further (subject to the usual planning permissions). This GOOD SIZED & VERY WELL PROPORTIONED PROPERTY has an EXCELLENT RANGE of local amenities, transport links & SCHOOLING close by, and together with being PERFECTLY SUITED for GROWING FAMILIES or the more discerning FIRST TIME BUYERS, in brief comprises: Entrance Porch, Reception Hall, Bay Fronted Sitting Room, Rear Living Room being OPEN PLAN to Dining Area, Well Fitted Kitchen, Ground Floor Wet Room, Landing, Three Well Proportioned First Floor Bedrooms & First Floor House Bathroom. Furthermore with Wonderful Fore & Side Gardens, Impressive Driveway which provides AMPLE OFF ROAD PARKING, Good Sized Garage, Gas Central Heating from Recently Installed Worcester Combination Boiler System, Double Glazing to the vast majority of units and truly FANTASTIC & HUGE GARDEN with GREAT POTENTIAL and being IDEAL FOR FAMILIES! Tenure: Freehold. EPC: C. Council Tax Band: C. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast 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).

BHS10130

MISREPRESENTATION ACT 1967

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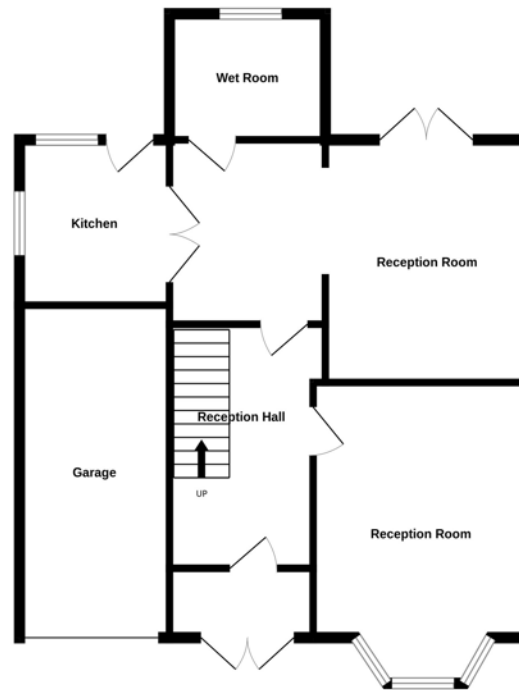


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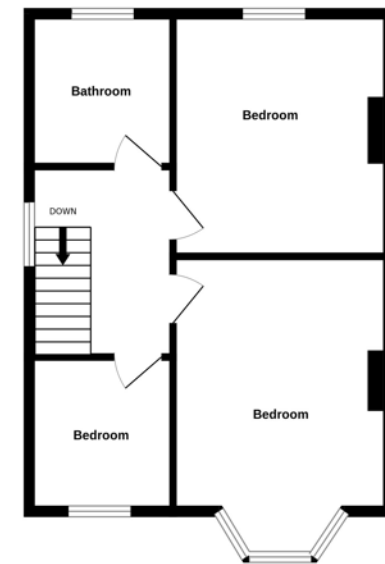
Offices at:

KINGSWINFORD HALESOWEN
 STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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