



The  
Penning  
Property  
Group

OFFERS OVER

£300,000

Highfields

Hoylandswaine S36 7JP



## PROPERTY SUMMARY

The real appeal of this home lies in its potential. With a little creativity and vision, it can be transformed into your ideal family sanctuary. Requiring refurbishment throughout with three generously sized bedrooms. Offered for sale with no vendor chain.

3



1



2







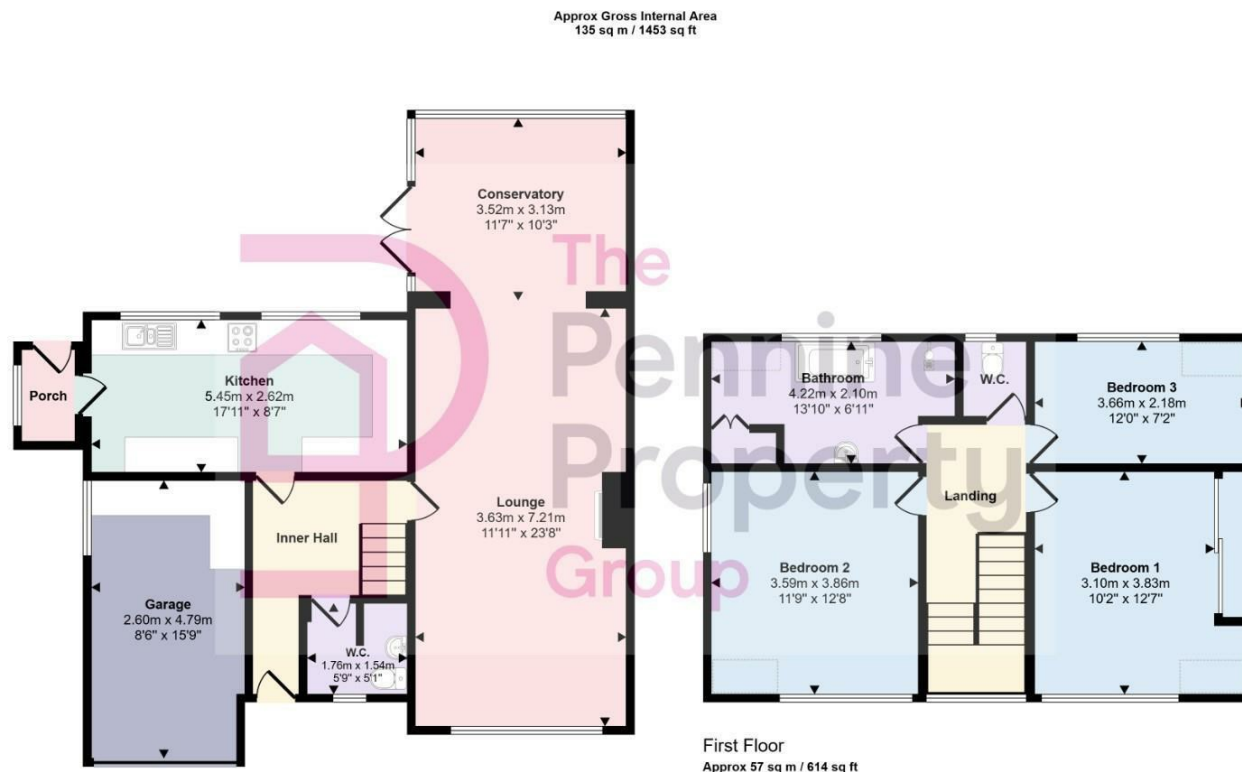












**LOCAL AUTHORITY**  
BMBC

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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