

Connells

Queen Street
Pensnett Brierley Hill

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Pensnett Brierley Hill DY5 4BY

for sale
£335,000







Property Description

This distinctive detached family residence is available with no upward chain, presenting significant potential for transformation into an ideal forever home for growing families, subject to planning permission. Set on a generous plot, the property features adaptable living spaces that cater to the needs of larger households, offering both spaciousness and versatility. Conveniently situated in the sought-after area of Pensnett, it boasts excellent access to a wide array of local amenities, including the Merry Hill Shopping Complex, reputable schools, and outstanding transport links, while also being in proximity to Fens Pool Nature Reserve and Russell's Hall Hospital.

Entrance Porch

Double glazed door to the front elevation, double glazed window to the front & side.

Dining Room

18' x 13' 4" (5.49m x 4.06m)

Double glazed window to the front, double glazed door to the side, wall & base units, plumbing for washing machine, sink unit, central heating radiator.

Bedroom One

10' 8" x 8' 7" (3.25m x 2.62m)

Double glazed window to the front elevation, central heating radiator.

En-Suite

Shower cubicle, wash hand basin, low level w.c., double glazed window to the side.

Hallway

Door to the side, double glazed window to the side, stairs to first floor accommodation.

Kitchen

9' 11" x 9' 7" (3.02m x 2.92m)

A fitted kitchen to comprise wall and base units with work surfaces over, stainless steel sink & drainer unit, tiling to splashback, space for domestic appliances, double glazed window to the side, double glazed door to the side.

Sitting Room

21' 4" x 13' 2" (6.50m x 4.01m)

Double glazed windows to the rear & side, gas fire with feature surround, central heating radiator.

First Floor

Bedroom Two

12' 2" x 11' 5" (3.71m x 3.48m)

Double glazed window to the rear, fitted wardrobes, central heating radiator.

Bedroom Three

11' 3" x 11' 2" (3.43m x 3.40m)

Double glazed window to the front, built-in storage cupboard.

Bedroom Four

11' 7" (max) x 9' 4" (3.53m (max) x 2.84m)

Double glazed window to the rear, central heating radiator.

Bedroom Five

9' 4" x 8' 10" (2.84m x 2.69m)

Double glazed window to the front.

Shower Room

Comprising shower cubicle, wash hand basin, low level w.c., tiling, double glazed window to the side.

Outside

To the front of the property block paved driveway giving off road parking, side access to rear garden. Mature rear garden having paved patio area, lawned area with various shrubs & borders, storage sheds.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly







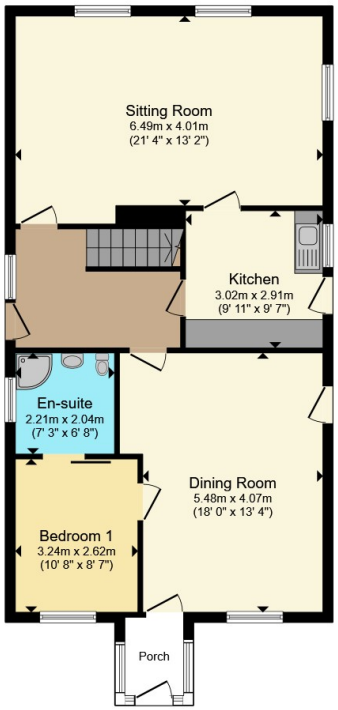


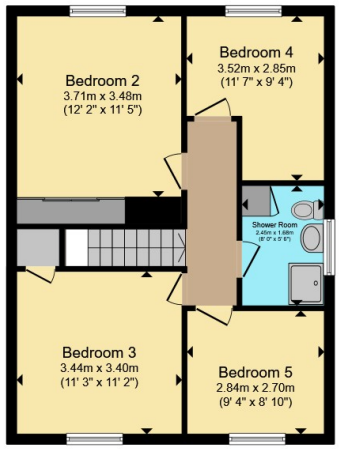












Ground Floor

First Floor

Total floor area 139.0 m² (1,496 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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4 & 5 Stone Street
DUDLEY DY1 1NS

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUD314737

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.