



**Connells**

Henrys Walk High Street  
Pensnett Brierley Hill



## Property Description

The Blenheim - This 4 bedroom detached home is set over 2 storeys. The ground floor consists of hallway, study, fitted kitchen, downstairs WC, lounge/dining area. The first floor consists of main family bathroom, 1 en-suite and 4 generous bedrooms (two doubles and two single).

## The Local Area:

Pensnett is a popular town in the Brierley Hill area of Dudley Metropolitan Borough.

The area has always predominantly been a working class area dominated by modest housing however the town has become more prosperous with improving housing stock and some substantial development in the town and improvement in the road network.

Pensnett is now an area which integrates all cultures creating a diverse community.

Pensnett boast's excellent travel links to the M5 Midland motorway network, there are also several train stations in close proximity which lead directly to Birmingham and London. The town has numerous bus stops allowing travel across the borough.

## Leisure & Pleasure:

Henry's Walk is situated locally to some of the West Midlands most historical land marks.

Significantly, Dudley Zoological Gardens and the Black Country Museum are both just a short drive away.

## Home Specification:

### General Interior

- One double USB socket to kitchen, living room and bedroom 1 (plus standard sockets)
- Fused spur is provided for future installation of security alarm by purchaser
- Low energy white downlights to kitchen, bathroom and en-suite
- Energy efficient pendants to bedrooms & WC
- MDF window cills
- Walls and ceilings painted in matt white emulsion
- Aluminum lever door handles on round rose chrome finish
- Woodwork painted in white satinwood

### Living Room

13' 3" x 14' 8" ( 4.04m x 4.47m )

- Digital TV / internet point

### Kitchen

13' 3" x 10' 9" ( 4.04m x 3.28m )

- Worktop & upstands (no wall tiling)
- Laminated worktops
- Built-in stainless steel double oven
- Frosted glass splashback to ovens
- Electric hob x 6 ring

- Stainless steel chimney hood
- Space and power for fridge freezer
- Integrated dishwasher (slimline in 2 bed)
- Space and connections for washing machine

## Study

8' 6" x 10' 11" ( 2.59m x 3.33m )

## Downstairs W.C

- Walls and ceilings painted in matt white emulsion
- Wall tiles to splashbacks in WCs

## Bedroom One

9' 6" x 8' 9" ( 2.90m x 2.67m )

- Digital TV / internet point

## En-Suite

- Walls fully tiled around bath/shower and half tiled to remaining walls

## Bedroom Two

9' 8" x 10' 7" ( 2.95m x 3.23m )

## Bedroom Three

12' 1" x 8' 8" ( 3.68m x 2.64m )

## Bedroom Four

12' 1" x 8' 8" ( 3.68m x 2.64m )

## Bathroom

- Walls fully tiled around bath/shower and half tiled to remaining walls

## Heating & Ventilation

- Combination boiler with traditional radiators
- Central extraction system vented to loft and vented through roof

## Flooring

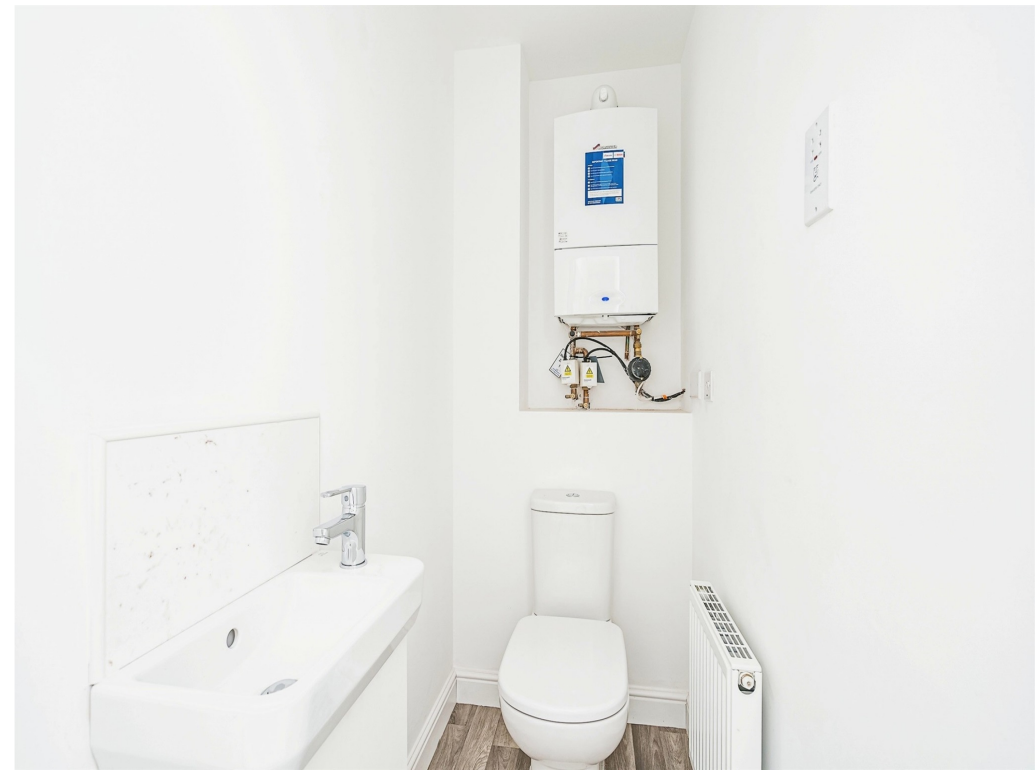
- Vinyl flooring to wet areas
- Carpet to bedroom & living areas

## Exterior

- Up and down satin chrome wall light with PIR detection to front
- Outside tap to rear
- Paving slabs to rear garden – as per drawings (pressed grey)
- Block paved driveways to front
- 7.2kw smart electric charger to front of each property
- Windows and external doors (Secured by Design)
- Boundary & dividing fencing – concrete posts, smooth gravel boards & feather edge panels
- 4m2 of solar panels to each property

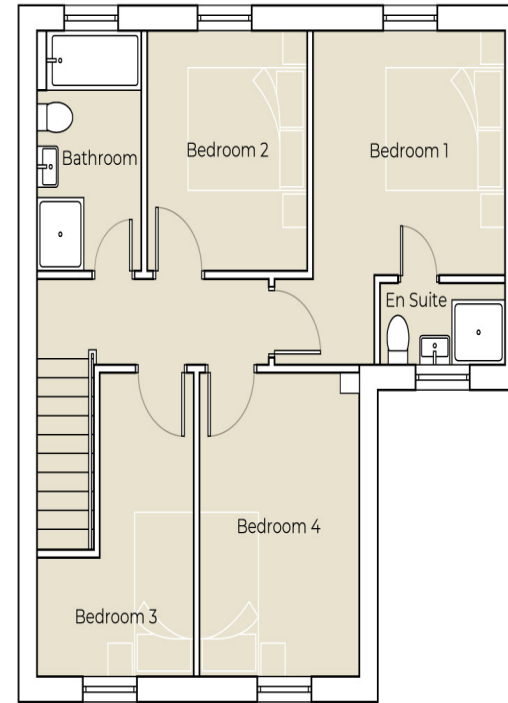
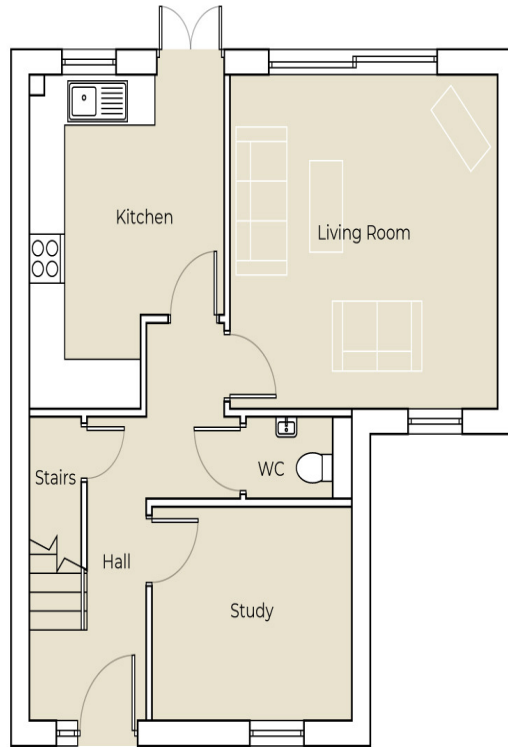
## Agents Notes:

Artists impression drawn from architect's plans to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Landscaping is indicative. Please refer to the landscape plan available from our Sales Advisor or Selling Agent for precise details of the finish and specifications of your chosen home. The information contained in this brochure does not constitute a contract, written or implied.









To view this property please contact Connells on

**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
DUDLEY DY1 1NS

**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/DUD312349](https://connells.co.uk/Property/DUD312349)**

Tenure: Freehold



Awaiting Photograph

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.

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