



Connells

High Street
Pensnett Brierley Hill



Property Description

A FANTASTIC OPPORTUNITY TO PURCHASE A SPACIOUS, EXTENDED CHARACTER STYLE DETACHED HOME SITUATED CLOSE TO LOCAL AMENITIES IN CLOSE SITUATION TO THE VIBRANT HIGH STREET. OFFERING MASSIVE LIVING SPACE AND A MODERN REFITTED KITCHEN, THIS STYLE PROPERTY IS PERFECT FOR GROWING FAMILIES.

To The Front

A tarmac driveway with a lawned area leads to the front of the property with gated side access to the rear garden.

Entrance Hallway

Porch entrance with door leading to the hallway, stairs to first floor landing and doors to;

Downstairs Shower Room

Double glazed obscure windows to the front and side elevation and suite comprising; shower cubicle, wash hand basin, wc and radiator. Fully tiled.

Lounge

17' 1" x 11' 10" (5.21m x 3.61m)
Double glazed bay window to the front elevation, further window to the side elevation, fireplace and radiator.

Dining Room

13' 5" x 11' 4" (4.09m x 3.45m)
Double glazed obscure window to the side elevation and double glazed patio doors, wooden herringbone flooring and radiator.

Kitchen

17' 8" x 12' 1" (5.38m x 3.68m)
Double glazed windows and door to the rear elevation, tiled flooring, belling range cooker, wall and base units in "navy" sink/drainer, wine fridge, worksurfaces and radiator.

Family Room

31' 9" x 17' 11" (9.68m x 5.46m)
Double glazed doors to the rear garden, double glazed windows to the side elevation and multi fuel log burner.

Landing

Spacious landing with double glazed windows to the side elevation with stained glass, radiator and doors to;

Bedroom One

16' 6" x 11' 10" into bay (5.03m x 3.61m into bay)
Double glazed bay window to the front elevation and radiator

Bedroom Two

13' 6" x 11' 10" (4.11m x 3.61m)
Double glazed window to the rear elevation, built in wardrobes and radiator

Bedroom Three

9' 11" x 9' 10" (3.02m x 3.00m)
Double glazed window to the rear elevation, wardrobes and radiator

Shower Room

Double glazed window to the side elevation and suite comprising; walk in shower, wash hand basin, wc radiator rail and spotlights to ceiling

Rear Garden

Fully enclosed rear garden with paved patio area leading to the lawn





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: E

view this property online connells.co.uk/Property/SBR311404



Tenure: Freehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBR311404 - 0003