



**Connells**

High Street  
Pensnett Brierley Hill



# High Street Pensnett Brierley Hill DY5 4JD

for sale offers in the region of  
**£185,000**



## Property Description

SITUATED DIRECTLY OPPOSITE RUSSELLS HALL HOSPITAL WITH A CONVENIENT TESCO EXPRESS & GREGGS NEARBY. WITH HANDY ACCESS FROM MILTON STREET BEHIND THE PROPERTY WHERE NEIGHBOURING PROPERTIES HAVE ADDED EXTRA PARKING.

## To The Front

Graveled frontage providing off road parking, outside lighting and access to the rear garden

## Entrance Hallway

Obscure window to the side elevation, spotlights to ceiling, stairs to first floor landing and radiator

## Lounge

10' 7" x 10' 2" ( 3.23m x 3.10m )  
Double glazed window to the front elevation and radiator

## Kitchen

16' 6" x 10' 7" ( 5.03m x 3.23m )  
Double glazed window to the rear elevation, a range of wall and base units, work surfaces with inset sink/drain and mixer tap, built in oven, hob and extractor fan, spotlights to ceiling and door to the rear elevation. Radiator.

## Landing

Double glazed window to the side elevation, access to loft which is part boarded and fully insulated, doors to bedrooms and bathroom

## Bedroom One

16' 5" x 9' 10" ( 5.00m x 3.00m )  
Double glazed window to the front elevation, spotlights to ceiling and radiator.

## Bedroom Two

11' 6" x 10' 1" ( 3.51m x 3.07m )  
Double glazed window to the rear elevation, radiator and spotlights to ceiling.

## Bathroom

Obscure window to the side elevation, fully tiled with suite comprising; bath with waterfall shower over, wash hand basin, wc and heated towel rail.

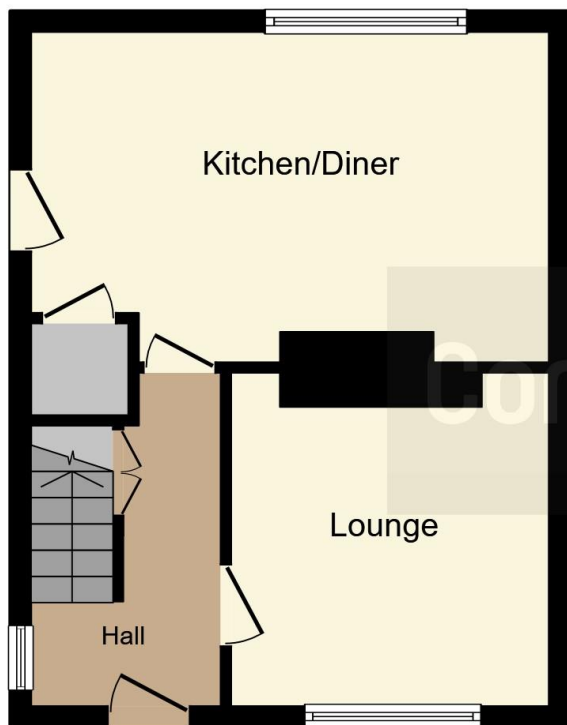
## Rear Garden

Decking leading to the lawn with security lighting and gate to the rear.

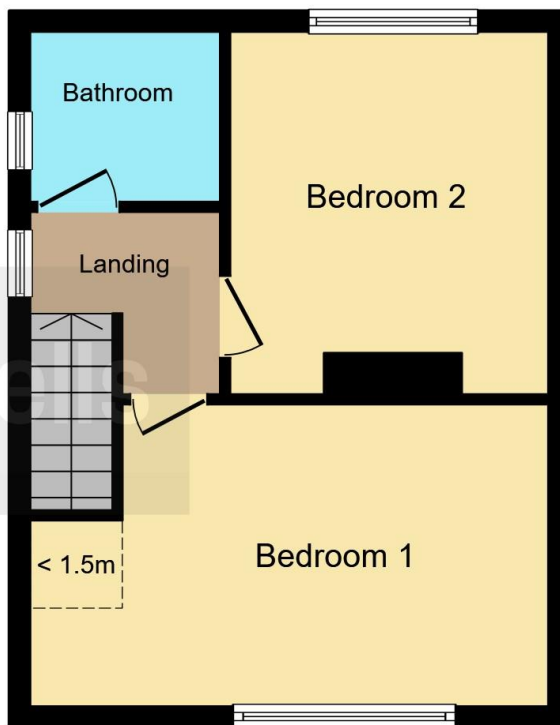
## Outbuilding

Electric power points, housing the tumble dryer.





**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

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Tenure: Freehold



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