



**Connells**

Pennyhill Lane  
West Bromwich





## Property Description

Being a modern three storey townhouse the space this property offers is not to be missed out on. The five bedroom home is nearby to Pennyhill Primary and offers easy access to Great Barr and M6 motorway via the Newton Road, as well as Sandwell Hospital bus routes to neighbouring towns. The property briefly comprises of an entrance hall, lounge/diner, guest wc, fitted kitchen with some integral appliances, first floor and second floor landing, five bedrooms, one family bathroom, 2 x ensuites to master bedroom and second bedroom, central heating, rear garden, single garage and allocated parking.

## Entrance Hall

Single glazed door and window to the front, central heated radiator, stairs to first floor and doors to kitchen, lounge/dining room and WC.

## Kitchen

11' 8" x 8' 11" ( 3.56m x 2.72m )

Fitted kitchen comprising of a range of wall and base units, work surfaces, sink and drainer, splash back tiling, integrated dishwasher, plumbing point, wall mounted boiler, integral electric oven, gas hob, cooker hood, fridge freezer and double glazed window to the front.

## Wc

Low level WC and wash hand basin.

## Lounge/Dining Room

16' 7" x 14' 7" ( 5.05m x 4.45m )

Double glazed doors to the rear, gas fire with feature surround, telephone and TV point, storage cupboard and central heated radiator.

## Conservatory

11' 3" x 9' 9" ( 3.43m x 2.97m )

Double glazed windows, wall mounted electric heater and double glazed door to the rear garden.

## First Floor Landing

Stairs from entrance hall, storage cupboard and door to bedroom one, bedroom four and bedroom five.

## Bedroom One

13' x 11' 2" ( 3.96m x 3.40m )

Double glazed window to the rear, telephone and TV points, central heated radiator, built in wardrobes and door to en suite.

## En Suite

Fitted panel bath, fitted shower cubicle, WC, wash hand basin and central heated radiator.

## Bedroom Four

11' x 7' 4" ( 3.35m x 2.24m )

Double glazed window to the front and central heated radiator.

## Bedroom Five

7' 10" x 6' 6" ( 2.39m x 1.98m )

Double glazed window to the front, TV and telephone points and central heated radiator.

## Second Floor Landing

Stairs from first floor landing, storage cupboard housing water tank and doors to bedroom two, bedroom three and bathroom.

## Bedroom Three

14' x 9' 8" ( 4.27m x 2.95m )

Two double glazed windows to the front and central heated radiator.

## Bedroom Two

15' 1" x 11' 4" ( 4.60m x 3.45m )

Double glazed window to the rear, central heated radiator, built in wardrobe and door to en-suite.

## En Suite

WC, wash hand basin and fitted shower cubicle.

## Bathroom

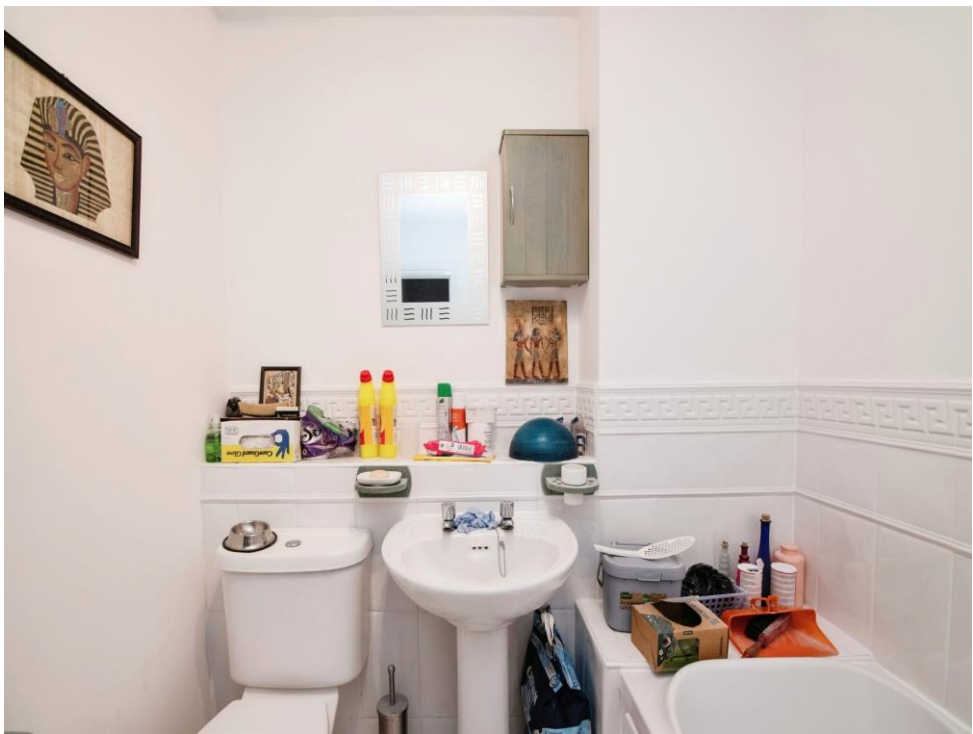
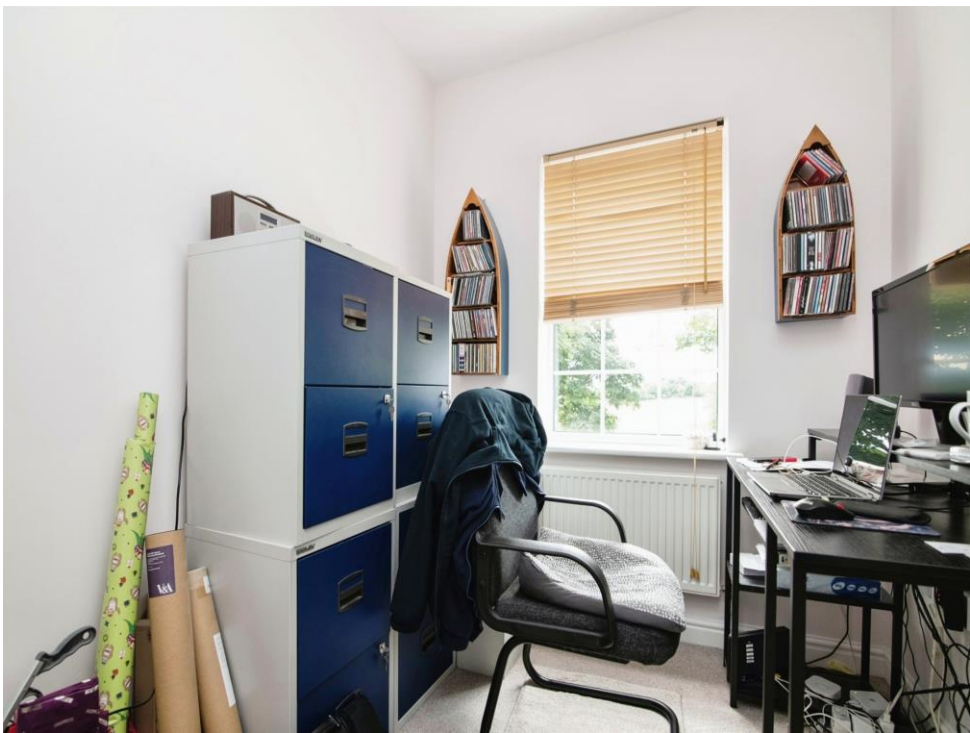
Fitted panel bath, wash hand basin, WC and central heated radiator.

## Rear Garden

Slabs with a variety of plant life. Rear access providing access to garage.



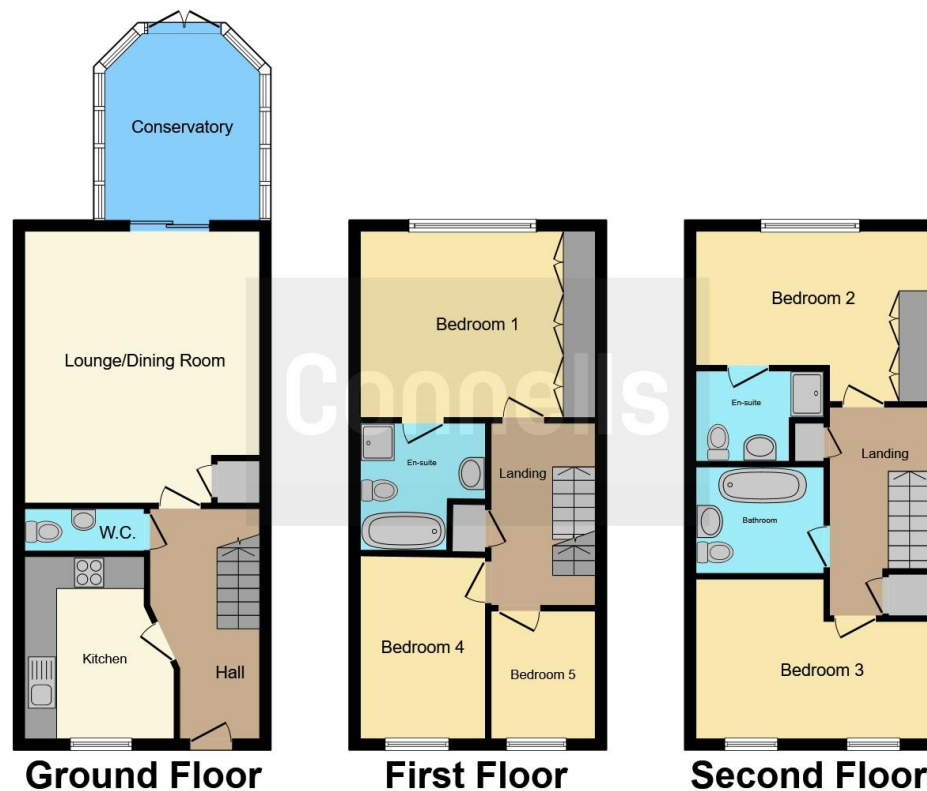












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: Awaited**

Tenure: Freehold

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