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**Elgar Crescent**  
Pensnett, Brierley Hill

24 Elgar Crescent, Pensnett, Brierley Hill DY5 4JJ

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This much improved and re-appointed David Payne Detached Family Home is well presented throughout and now offers a degree of flexibility with a Ground Floor 5<sup>th</sup> Bedroom having En-Suite which may suit dependent Family living and is also further enhanced by the addition of a rear Conservatory.

Elgar Crescent is located just below Russells Hall Hospital and is a sought after cul-de-sac location leading off High Street, Pensnett and there are a good range of amenities in nearby Kingswinford, Dudley Town and Brierley Hill, together with the merry Hill Shopping Centre.

With gas central heating, double glazing and comprising: Entrance Hall, Refitted Guest Cloakroom, Lounge, Refitted Kitchen & Utility, separate Dining Room, rear Conservatory, Ground Floor Bedroom 5 with Refitted En-Suite, Landing, 4 First Floor Bedrooms (Bedroom 1 with Refitted En-Suite) and Refitted House Bathroom. There is a reduced length Garage and widened block paved Driveway providing excellent off road parking.

A STYLISH, MUCH UPDATED FAMILY HOME IN A CONVENIENT AND POPULAR LOCATION. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE OVERALL SIZE AND VERSATILITY.

On the Ground Floor there is a Canopy Entrance with double glazed front door and screen, opening to the Reception Hall having stairs off to the 1st floor and Guest Cloakroom, refitted with a modern white suite, including wc, basin and vanity cupboard, tiled walls, tiled floor and extractor.

The Lounge is a generous size room with front double glazed bay window and mantel fireplace having hearth and inset fire.

A door leads off to the refitted Kitchen having a range of white gloss wall/base cupboards, contrasting worktops, Hotpoint built-in double oven with cupboard above and below, Bosch Induction hob with cooker hood over, integrated dishwasher, tiled floor, double glazed rear window, double glazed rear door to garden and door to Dining Room.

The Kitchen opens to the Utility Room, which has also been refitted, and includes white gloss tall cupboard housing the integrated fridge freezer, worktop, double base cupboard and 2 appliance spaces, wall cupboards, further worktop with drawer unit below and wall cupboards, tiled floor and door to Garage and Bedroom 5.

The Dining Room leads off the Kitchen and has a laminate floor and double glazed patio door opening to the Rear Conservatory being UPVC double glazed with patio door to Garden.

Bedroom 5 has its own Entrance Area opening to the Bedroom and with door to En-Suite having a white suite with large shower cubicle having sliding screen door and Triton shower, combined wc with concealed cistern and semi-recessed basin with vanity cupboard below, tiled walls, tiled floor and extractor. The Bedroom has UPVC double glazed doors to the Garden.

On the 1st Floor there is a Landing having side double glazed window to the stairs, loft access (with ladder), Store, large Store (with hanging space) and doors to 4 Bedrooms and Bathroom.





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Bedroom 1 has a built-in double wardrobe with sliding mirror doors and there is a door to the Refitted En-Suite having a white suite with walk-in shower having bi-fold door, wc, basin, tiled floor, tiled walls, shaver point, double glazed side window and chrome ladder radiator.

There are 3 further good size Bedrooms each with double glazed window.

The Refitted House Bathroom has a white suite including bath, Burlington basin, wc, towel rail radiator, double glazed side window, tiled floor and tiled walls.

The Garage is reduced in length and has an up and over door, strip light and gas central heating boiler.

Outside, the Rear Garden has an East facing aspect with block paved patio leading onto lawn with borders, block paved side path with 2 gates giving access to the front, raised corner decking patio with balustrade rail and shed to corner. At the front, there is a widened, gently elevated block paved Driveway, providing off road parking, with corner planting bed.

Tenure: Freehold

Council Tax band: D with improvement indicator



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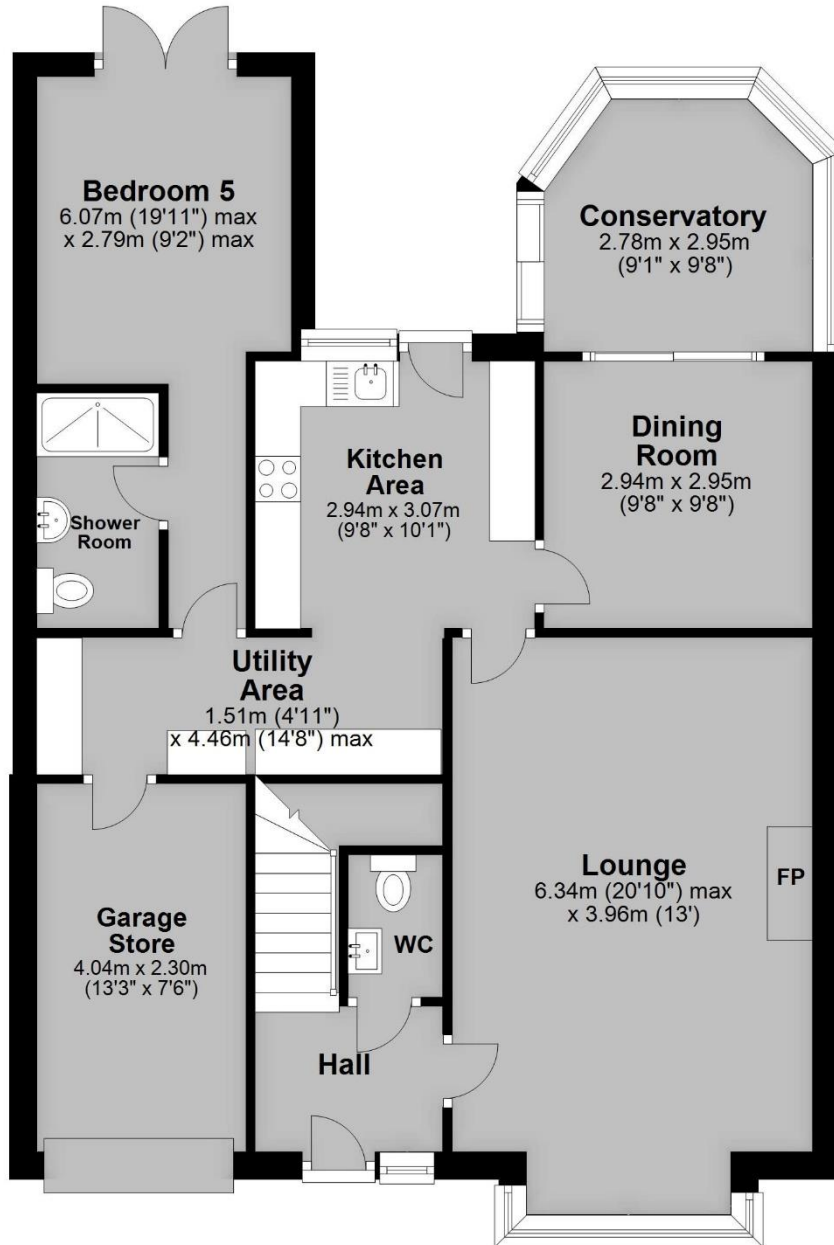




# FLOOR PLANS

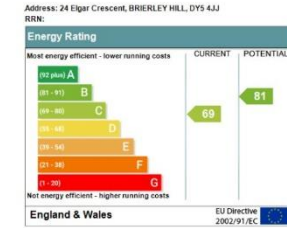
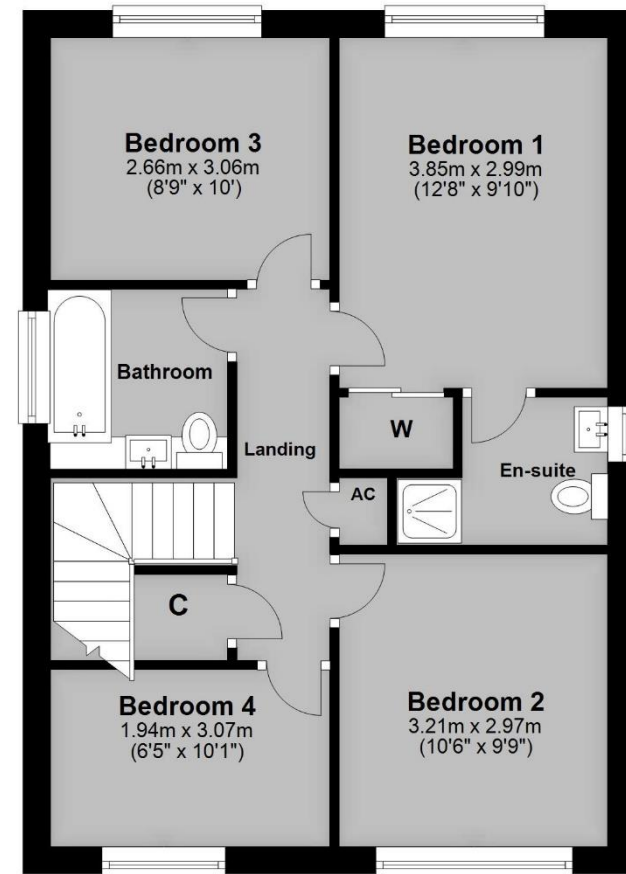
## Ground Floor

Approx. 93.8 sq. metres (1009.3 sq. feet)



## First Floor

Approx. 54.6 sq. metres (588.1 sq. feet)



Total area: approx. 148.4 sq. metres (1597.5 sq. feet)



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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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