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213 Commonsides
Pensnett, Brierley Hill

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213 Commonside, Pensnett, Brierley Hill, DY5 4AD

Standing in an elevated position, this spacious and well presented 3 Bedroom semi-detached family home offers generous accommodation throughout! The property offers a spacious Dining/Sitting Room and Kitchen as well as 3 generously sized Bedrooms. Early internal inspection is highly recommended!

Perfectly positioned just moments from a wide range of amenities at the Merry Hill Shopping Centre, this property is also ideally located close to excellent transport links, primary and secondary schools, and The Dell Stadium.

With gas central heating, UPV double glazing and accommodation comprising; Entrance Hall, Lounge, Dining/Sitting Room, Kitchen, Utility Room, WC, Landing, 3 Bedrooms, Bathroom, Garage and rear Garden.

OVERALL A QUALITY HOME WITH WELL PLANNED ACCOMMODATION, IDEAL FOR A GROWING FAMILY! – AVAILABLE WITH NO UPWARD CHAIN

On the ground floor, the UPVC front door leads into an Entrance Hall with stairs to first floor landing, and doors to;

The Lounge is located at the front and features a gas fire with surround.



At the rear of the property is a spacious Dining/Sitting Room, featuring patio doors that open onto the rear Garden and a gas fire with a brick surround. Also positioned at the rear is the Kitchen, fitted with shaker-style wall and base cupboards, worktops with tiled splashbacks, a gas hob with extractor fan above, inset sink and drainer and built-in oven, microwave, fridge and freezer. Additionally, there is understairs storage and a door leading into the Inner Lobby.

The Inner Lobby has doors to the rear Garden and a door leading into the Utility Room.

The Utility Room has wall and base cupboards, worktops, inset sink and drainer and space for appliances. There is a door leading into the WC.

On the 1st floor Landing, there are doors to;

There are 3 well proportioned Bedrooms, of which both Bedroom 1 and 2 are double and Bedroom 3 benefitting from a built in wardrobe and loft access. The House Bathroom is fitted with a white suite comprising; wc, pedestal sink, bath with electric shower over, tiled walls, radiator and loft hatch.

Externally, the beautifully maintained rear Garden enjoys a spacious patio area perfect for outdoor dining or entertaining, with a pathway leading up to a pergola with additional seating area. Throughout the Garden there are mature planting and shrubs, Pond, outside tap, side access, shed and door to Garage.

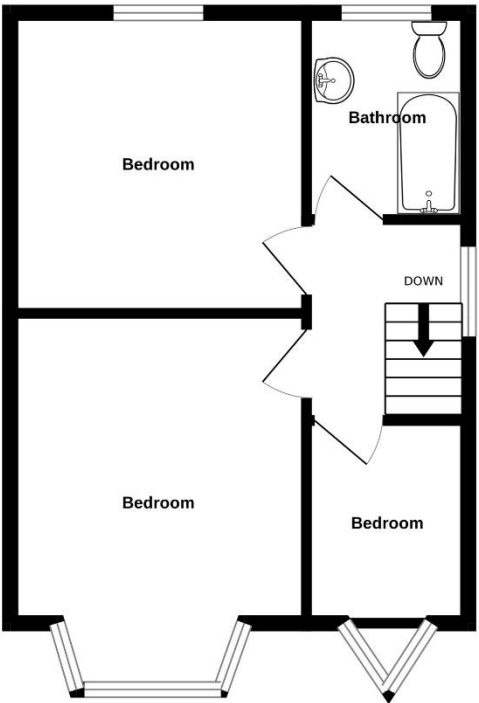
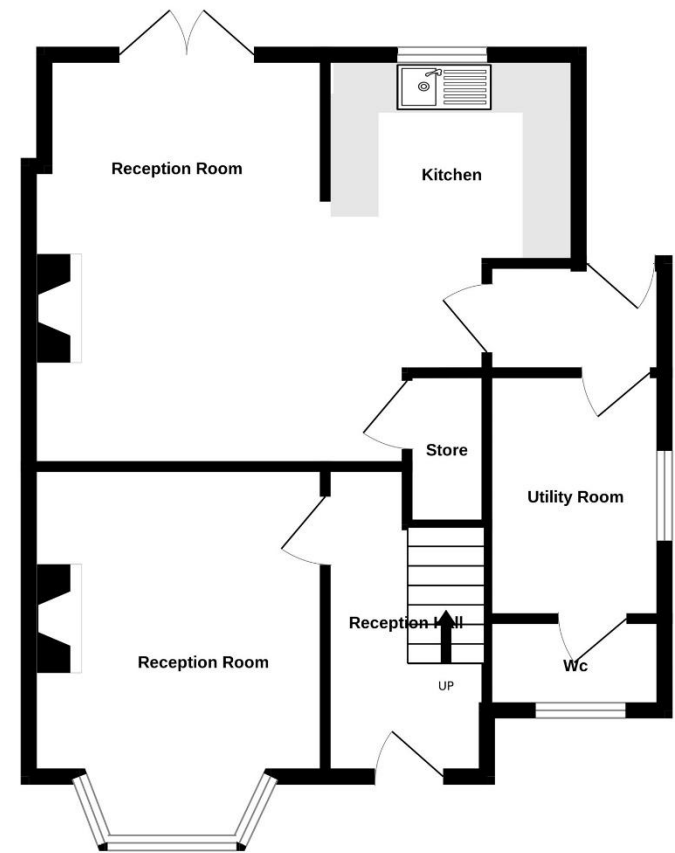
To the front, there is a blocked paved driveway with ample off road parking, electric point, outside water tap and lawn.



FLOOR PLANS

Ground Floor

1st Floor



Measurements:

Lounge: 3.9m x 3.3m

Kitchen 4.5m x 2.5m

Dining/Living Room:
4.5m x 3.4m

Utility Room: 2.9m x
1.6m

Wc: 1.6m x 0.7m

Bedroom 1: 4.0m x
3.3m

Bedroom 2: 3.3m x
3.3m

Bedroom 3 2.4m x 1.7m

Bathroom: 2.4m x 1.8m

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected.
Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax
Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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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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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks (https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf), biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.