



Pensnett Road, Dudley DY1 2EZ

welcome to

Pensnett Road, Dudley

- READY TO MOVE INTO!
- INTEGRATED BOSCH KITCHEN APPLIANCES
- ELECTRIC VEHICLE CHARGING POINT
- ALARM & CAMERA SYSTEM ALREADY INSTALLED!
- TRIPLE GLAZED WINDOWS AT THE FRONT

Tenure: Freehold EPC Rating: Exempt

guide price

£425,000

Agents Note*

* Planning permission was approved for this home as a 3 bedroom property. There are three additional rooms on the lower ground floor that could be utilised as bedrooms
-The Council Tax Band is TBC
-CGIs imagery for illustration purposes only

Ground Floor:

Step into a spacious and light-filled lounge, ideal for relaxing or entertaining. The open-plan kitchen and dining area is the heart of the home, featuring high-spec finishes and ample space for hosting. A separate utility room keeps everyday tasks discreetly tucked away, while a sleek, modern bathroom with a shower adds convenience on this level.

First Floor:

Upstairs, you'll find three well-proportioned bedrooms, including a beautifully appointed principal bedroom complete with an en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, offering comfort and practicality for all.

Lower Ground Floor:

The lower ground level offers outstanding flexibility with three additional rooms-perfect for use as extra bedrooms, a home office, snug, playroom, or gym. A further bathroom on this floor adds convenience for guests or multi-generational living. From this level, enjoy direct access to the south-facing garden, ideal for outdoor entertaining, children's play, or simply soaking up the sun.



view this property online shipways.co.uk/Property/DLY105968



Property Ref:

DLY105968 - 0009

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01384 238779



dudley@shipways.co.uk



216 High Street, DUDLEY, West Midlands, DY1 1PB



shipways.co.uk