



**Connells**

Faulknor Drive  
Pensnett Brierley Hill



### Property Description

A THREE BEDROOM DETACHED PROPERTY SITUATED IN A LOVELY CUL-DE-SAC. THIS PARTICULAR PROPERTY IS SET BACK FROM THE ROAD WITH SUBSTANTIAL DRIVEWAY. IN NEED OF SOME MODERNISATION. STUNNING, GOOD SIZE REAR GARDEN. GOOD TRANSPORT LINKS INTO KINGSWINFORD & BRIERLEY HILL. RUSSELLS HALL HOSPITAL CLOSE BY.

### To The Front

Driveway with lawn to side.

### Entrance Hallway

Double glazed entrance door to the front elevation, radiator, doors to;

### Lounge

Double glazed bow window to the front elevation and radiator.

### Dining Room

Double glazed french doors to the rear elevation and radiator.

### Kitchen

Double glazed window to the rear elevation, wall and base units, worksurfaces with inset sink. Space for cooker. Door to garage.

### Landing

Double glazed window to the side elevation, loft access and doors to;

### Bedroom One

Double glazed window to the front elevation and radiator.

### Bedroom Two

Double glazed window to the rear elevation and radiator.

### Bedroom Three

Double glazed window to the front elevation and radiator

### Bathroom

Double glazed windows to the side and rear elevation, suite comprising; shower cubicle, wash hand basin, wc and radiator rail.

### Rear Garden

Fully enclosed rear garden with patio area leading to lawn with flower and shrub borders. Door to utility room to rear of garage.

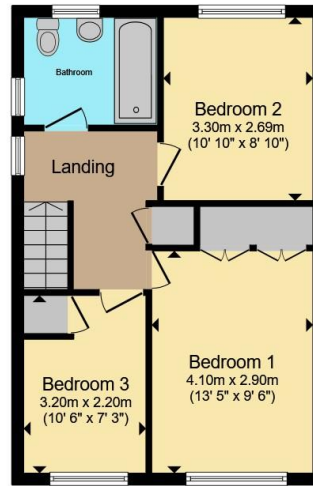
### Garage

Up and over garage door. Power and lighting. Door to utility room.





**Ground Floor**



**First Floor**

Total floor area 104.5 m<sup>2</sup> (1,124 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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