



**Connells**

Hodnet Drive  
Pensnett Brierley Hill



### Property Description

AN IMPRESSIVE, MODERN TOWNHOUSE SITUATED IN A CUL-DE-SAC LOCATION. FINISHED TO A HIGH STANDARD THROUGHOUT BY ITS CURRENT OWNERS. RUSSELLS HOSPITAL VERY CLOSE BY AND EXCELLENT TRANSPORT LINKS TO DUDLEY, BRIERLEY HILL & KINGSWINFORD. Briefly comprises hall, lounge, kitchen, two bedrooms and bathroom. Benefiting from double glazing, gas central heating system, driveway and rear garden.

### To The Front

Driveway to the front of the property providing off road parking and side access to the rear garden.

### Entrance Hall

Upvc entrance door to the front elevation and wood effect laminate flooring.

### Lounge

Double glazed window to the front elevation, electric fire and wood effect flooring.

### Kitchen

Double glazed french doors to the rear elevation, wall and base units, worksurfaces with inset sink, electric oven and hob with extractor fan, fridge freezer and washing machine. Stairs off to first floor.

### Landing

Doors to bedrooms and bathroom and access to loft (part boarded)

### Bedroom One

Double glazed window to the front elevation and radiator.

### Bedroom Two

Double glazed window to the rear elevation and radiator.

### Bathroom

Suite comprising; bath, wc, wash hand basin with splashbacks and radiator rail.

### Rear Garden

Fully enclosed rear garden with patio area leading to astro turf lawn.





Total floor area 58.5 m<sup>2</sup> (630 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)



To view this property please contact Connells on

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EPC Rating: Council Tax  
 Awaited Band: B

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Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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