



The
LEE, SHAW
Partnership

24 The Plantation
Pensnett



SPACIOUS 3 BEDROOM FAMILY HOME

This spacious, well presented and 3 bedroom semi-detached family home offers generous accommodation throughout, with a versatile layout to the ground floor and 3 bedrooms. This is a property not to be missed!

The Plantation is located in this sought after cul-de-sac address, just off the High Street. Being well placed for a range of local amenities, primary and secondary schooling and public transport links.

With gas central heating, UPVC double glazing and accommodation comprising; Reception Hall, Lounge, Dining Area, Kitchen, Utility Room, Hobby Room, Shower Room, Landing, 3 Bedrooms, Family Bathroom and Rear Garden.

OVERALL, THIS WELL PRESENTED FAMILY HOME IS SITUATED IN AN IDEAL LOCATION! - EARLY VIEWING IS HIGHLY RECOMMENDED.





MODERN REFITTED KITCHEN

On the Ground Floor, there is stairs to first floor Landing, understairs storage cupboard and doors to;

The Lounge has a window to the front, fireplace with surround and an archway leading through to the Dining Area. The Dining Area benefits from sliding doors opening onto the rear Garden.

The Modern Kitchen has been refitted by the current owners and fitted with a grey 'Shaker' style wall and base cupboards, wood affect worktops, splashback tiles, inset sink and drainer, built in dishwasher, oven, hob and extractor fan above, space for freestanding fridge, spotlights and access into the Utility Room.

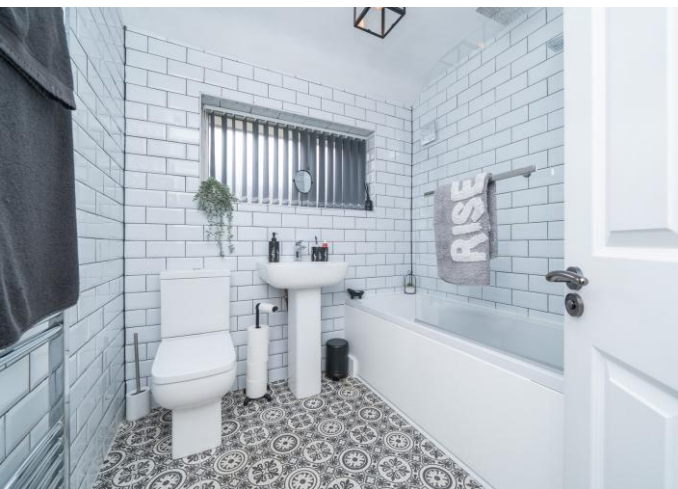
From the Utility Room there is a door with access into the Hobby Room with Shower Room off.

The Shower Room is fitted with a white suite comprising; wc, pedestal sink, electric shower, vertical radiator, tiled walls and floor and wall mounted storage.

1st floor Landing has loft access and doors to;

There are 3 Bedrooms, of which Bedrooms 1 and 2 are doubles. The House Bathroom is stylishly fitted with a white suite comprising; wc, pedestal sink, bath with waterfall showerhead over, tiled walls, vertical radiator, storage cupboard which houses the 'ideal' boiler.





OFF ROAD PARKING TO THE FRONT



Externally, the rear Garden enjoys paved patio with steps to lawned area. Furthermore, there is side access, garden shed, shrubs and planting.

To the front, there is a tarmac drive providing off road parking and lawn.

Agent Note: The Utility Room, Hobby room and Shower Room were formally the Garage. We are advised this conversion does not have building regulation approval from the local authority.



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





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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 www.leeshaw.com/downloads/referral-fees.pdf

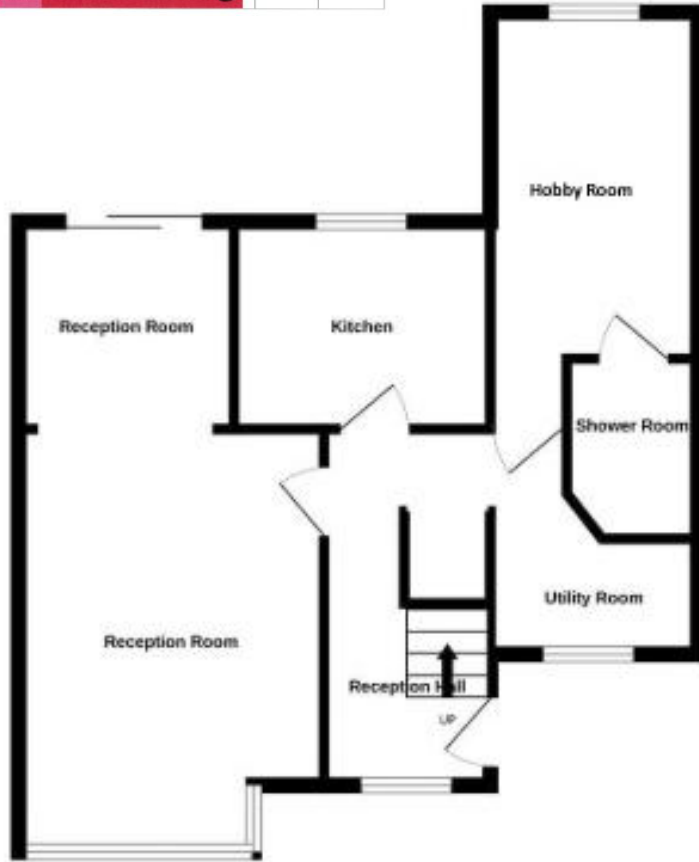


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Measurements:

- Lounge: 4.5m x 3.3m
- Dining Room: 2.4m x 2.2m
- Kitchen: 2.7mx 2.2m
- Utility Room: 2.3m x 2.2m
- Hobby Room: 4.0m x 2.3m
- Shower Room: 1.8m x 1.3m
- Bedroom 1: 3.9m x 3.1m
- Bedroom 2: 3.1m x 3.0m
- Bedroom 3: 1.9m x 1.8m
- Bathroom: 2.1m x 2.1m



FLOOR PLANS

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VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

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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 [chehttps://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)cks, 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 nonrefundable 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.