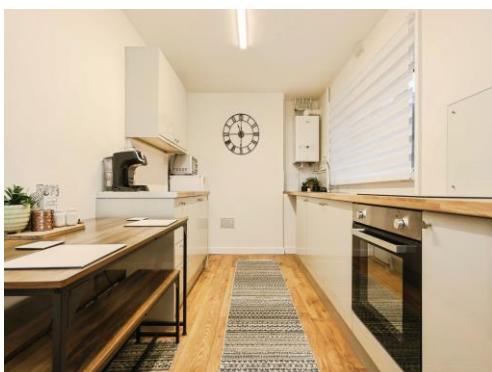




Connells

Birds Meadow
Pensnett Brierley Hill



Property Description

SITUATED IN BIRDS MEADOW, PENSNETT WITH RUSSELLS HALL HOSPITAL NEARBY & EQUIDISTANT TO KINGSWINFORD VILLAGE, DUDLEY & BRIERLEY HILL TOWN CENTRES. BRIEFLY COMPRISES HALLWAY, LOUNGE, BREAKFAST KITCHEN, THREE BEDROOMS & BATHROOM. BENEFITING FROM DOUBLE GLAZING, GAS CENTRAL HEATING SYSTEM, DRIVEWAY & REAR GARDEN.

To The Front

Driveway providing off road parking with lawns to the side, inset pathway to the front door and side access with gated to the rear garden.

Entrance Hallway

Double glazed entrance door to the front elevation, window to front, wood effect flooring, newly carpeted stairs, radiator and doors to;

Cloakroom Wc

Double glazed window to the rear elevation and suite comprising; wash hand basin, wc, radiator and wood effect flooring.

Lounge

13' 10" x 11' 10" (4.22m x 3.61m)
Double glazed window to the front elevation, radiator and newly fitted carpet.

Kitchen

14' 1" x 7' 11" (4.29m x 2.41m)
Double glazed windows to the rear and side elevations, a range of wall and base units with worksurfaces and inset sink/drainer with mixer tap, combination boiler, electric oven and hob and wood effect flooring.

Landing

Double glazed window to the side elevation, access to loft and doors to bedrooms and bathroom.

Bedroom One

13' 11" x 11' (4.24m x 3.35m)
Double glazed window to the front elevation and radiator, newly carpeted.

Bedroom Two

11' 11" max narrowing to 10' 10" min x 7' 10" (3.63m max narrowing to 3.30m min x 2.39m)
Double glazed window to the rear elevation and radiator, newly carpeted.

Bedroom Three

10' 9" x 6' 9" (3.28m x 2.06m)
Double glazed window to the front elevation and radiator, newly carpeted.

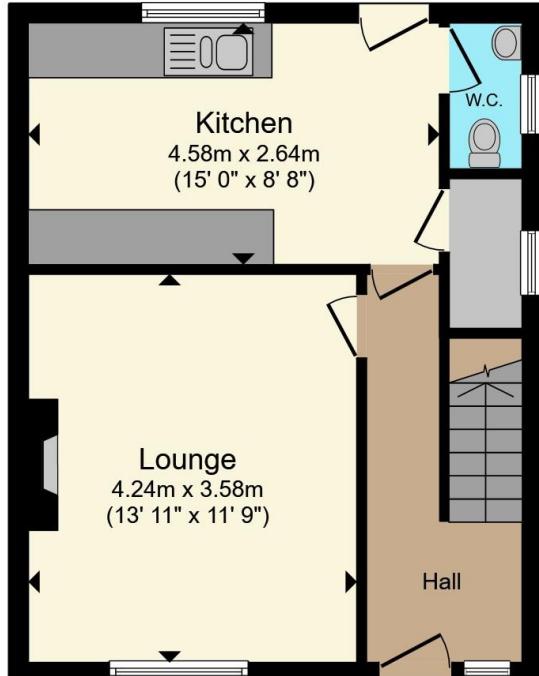
Bathroom

Double glazed window to the rear elevation and suite comprising; bath with electric shower, wash hand basin, wc and radiator.

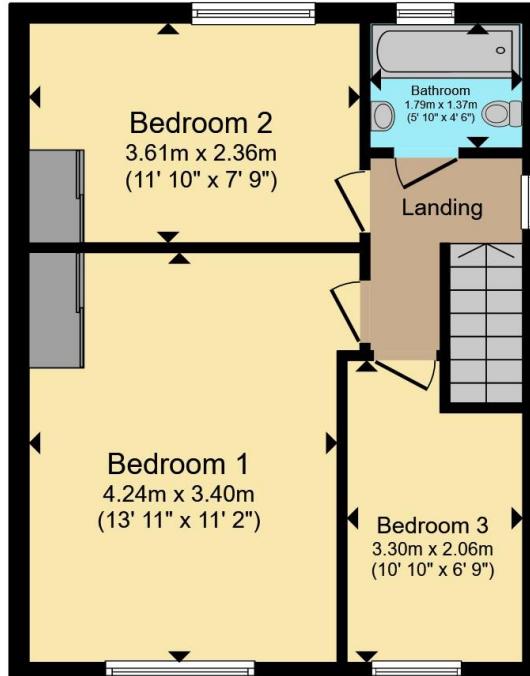
Rear Garden

Paved patio area to the rear of the property with feature wall and gated steps leading to a graved area, lawn and pathway leading to the garden shed.





Ground Floor



First Floor

Total floor area 75.1 m² (808 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

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EPC Rating: D Council Tax
Band: A

Tenure: Freehold

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