



The
LEE, SHAW
Partnership

16 The Plantation
Pensnett DY5 4RT



Mucklow Semi-detached

This extended MUCKLOW Semi-detached with 3 DOUBLE BEDROOMS provides great FAMILY ACCOMMODATION standing well at this sought after cul-de-sac location and is well worth inspection to fully appreciate its overall size and layout.

Accommodation comprises: Porch, Hall, Lounge, Dining Room, Kitchen, Rear Utility/Hall, Study (or Store), Toilet, Landing, 3 Bedrooms and Shower Room.

The property also benefits from a single Garage, Driveway to front and south facing Rear Garden.

AVAILABLE WITH NO ONWARD CHAIN – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance with UPVC double glazed door and side screens, obscure glazed door and screen to Reception Hall having stairs to 1st Floor with spindle balustrade, radiator and doors leading off.

There is a Lounge to the front, having UPVC double glazed bay window and radiator.

At the rear, there is a Dining room having fireplace with tiled hearth, wooden mantel and inset fire, radiator and UPVC double glazed rear French window with doors to Garden.

The kitchen has a range of medium oak style wall and base cupboards, worktops, tiled splash backs, sink and mixer tap, Hotpoint built-in double oven, Beko gas hob with integrated cooker hood over, integrated fridge, UPVC double glazed rear window, radiator and obscure single glazed timber door leading off.





3 Double Bedrooms

There is an L shaped Utility/Hall with part obscure UPVC double glazed door to front, UPVC double glazed side window, UPVC double glazed door to Garden, plumbing facility. Doors give access to a small Study (or Store) with UPVC double glazed rear window and sliding glazed door and Rear Toilet having white WC and obscure UPVC double glazed window.

On the 1st Floor, there is a Landing having a loft access and doors to 3 Bedrooms and Shower Room.

Bedroom 1 is a double size room having UPVC double glazed bay window to front, radiator, range of wardrobes, bedside drawer unit and corner dressing table/drawer unit.

Bedroom 2 is another double size room with UPVC double glazed window and radiator.

Bedroom 3 is L Shaped having been extended to the side and is also a double size with UPVC double glazed front window, UPVC double glaze side dormer window and there are 2 radiators.

There is a modern Shower Room having a white suite with large tiled shower cubicle having sliding screen door, semi recessed basin with vanity cupboard below, WC, chrome ladder radiator, obscure UPVC double glazed window, further radiator and shaver point.

There is a single Garage having side opening entrance doors, strip light and Vokera gas central heating boiler.

The Rear Garden is south facing having a paved patio, shaped lawn, borders and shed.

At the front, there is a lawn with borders and block paved Driveway providing off-road parking.



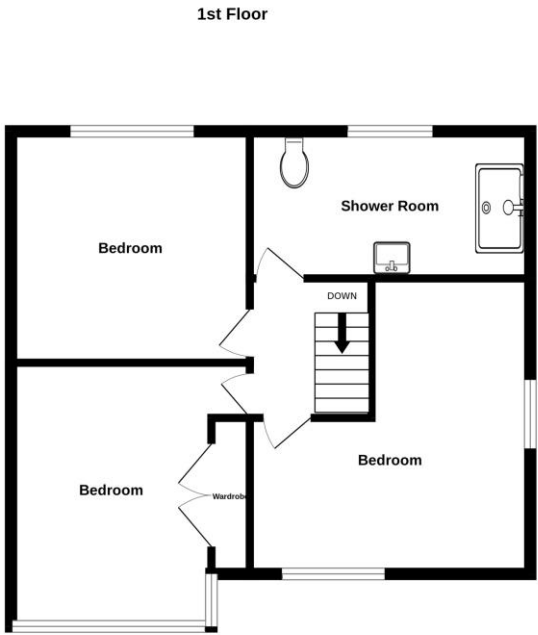
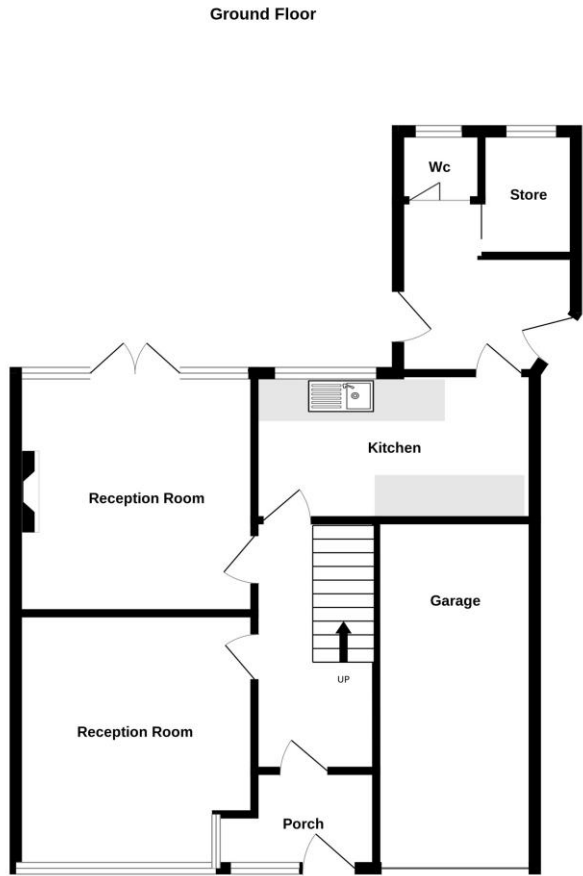


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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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



- Porch
- Hall
- Lounge:
13'2" x 11'5" (4.02m x 3.48m)
- Dining Room:
11'7" x 11'5" (3.53m x 3.50m)
- Kitchen:
13'5" x 6'11" (4.10m x 2.12m)
- Utility/Hall
- Study (or Store):
7'7" x 4' (2.32m x 1.23m)
- Toilet
- Landing
- Bedroom 1:
13'10" into bay x 11'5" (4.23m x 3.49m)
- Bedroom 2:
11'6" x 10'11" (3.51m x 3.33m)
- Bedroom 3:
14'10" max x 13'6" max (4.52m x 4.13m)
- Shower Room:
13'5" x 7'1" (4.10m x 2.17m)
- Garage:
17'10" x 7'4" (5.45m x 2.25m)



Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C.

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VALUE. SELL. LET.

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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.