



**Connells**

High Street  
Pensnett Brierley Hill



### Property Description

A TRADITIONAL, BAY FRONTED DETACHED PROPERTY SITUATED ON A LARGE PLOT. CURRENTLY LEASEHOLD BUT SOLD WITH FREEHOLD ON COMPLETION. IN NEED OF MODERNISATION THROUGHOUT BUT AVAILABLE AT A GREAT PRICE & POTENTIAL TO MAKE A STUNNING FAMILY HOME. Set on High Street, Pensnett with Russell's Hall Hospital very close by. There is also a large Aldi supermarket & a handy convenience store on the road as well as numerous amenities.

### To The Front

Double gates give access to driveway with lawn to side.

### Hallway

Front door leads to hallway with stairs off to landing and doors to;

### Lounge

Double glazed bay window to front elevation and fireplace.

### Dining Room

Window and door to rear elevation and fireplace.

### Kitchen

Double glazed window to side elevation, wall and base units. Work surfaces incorporating sink unit. Provision for domestic appliances. Door to side elevation.

### Lean To

Two outbuildings, doors to garden and front elevation.

### Landing

Double glazed window to side elevation and doors to;

### Bedroom One

Double glazed bay window to front elevation and radiator.

### Bedroom Two

Double glazed window to rear elevation and radiator.

### Bedroom Three

Double glazed window to front elevation and radiator.

### Bathroom

Double glazed window to rear and side elevations. Radiator. Paneled bath, wash hand basin and low flush w/c. Cupboard housing wall mounted combination boiler.

### Rear Garden

Rear garden with patio area leading to lawn with flower and shrub borders.

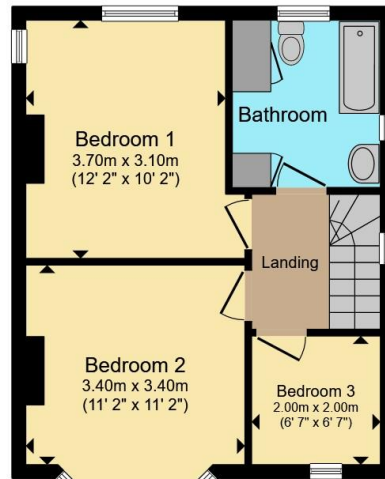
### Agents Note

The property is currently shared ownership and leasehold(99 years from 30/09/1983, £312 maintenance charges. However, 100% of the freehold is included upon completion.





**Ground Floor**



**First Floor**



Total floor area 108.1 m<sup>2</sup> (1,163 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

**T 01384 374 545**  
**E [stourbridge@connells.co.uk](mailto:stourbridge@connells.co.uk)**

11B St. Johns Road  
 STOURBRIDGE DY8 1EJ

**view this property online [connells.co.uk/Property/SBR313594](http://connells.co.uk/Property/SBR313594)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

EPC Rating:  
 Awaited

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBR313594 - 0004