



**Connells**

Pensnett Road  
Dudley



## Property Description

Experience an exceptional detached home that harmoniously combines elegance and functionality across three levels, perfect for modern family living. This thoughtfully designed residence in Dudley features a contemporary kitchen outfitted with premium Bosch appliances and stylish quartz work surfaces, ensuring a blend of comfort and sophistication. Located on Pensnett Road, mere moments from Russell's Hall Hospital, this property offers an ideal mix of urban convenience and serene suburban living, with easy access to Dudley's town centre, local amenities, schools, and green spaces. Residents can enjoy a wealth of parks, historical attractions, and vibrant shopping and dining experiences, making it a prime location for both commuting and family life.

## Entrance Hall

Double glazed door to the front elevation, stairs to first floor accommodation, stairs to lower ground floor accommodation, central heating radiator.

## Lounge

14' 2" x 11' 10" ( 4.32m x 3.61m )

Double glazed window to the front elevation, central heating radiator.

## Kitchen / Diner

18' 1" x 10' 9" ( 5.51m x 3.28m )

A fitted kitchen to include a range of wall and base units with roll top work surfaces over, sink & drainer unit, electric oven & five ring gas hob with cooker hood over, airing cupboard, space for domestic appliances, double glazed window to the rear elevation.

## Shower Room

Low level w.c., wash hand basin, shower cubicle with shower, heated towel rail, tiling.

## First Floor

### Bedroom One

14' 9" x 11' 10" ( 4.50m x 3.61m )

Double glazed window to the front elevation, central heating radiator.

### En-Suite

Shower cubicle, wash hand basin, low level w.c., tiling, heated towel rail, double glazed window to the front.

### Bedroom Two

9' 10" x 9' 3" ( 3.00m x 2.82m )

Double glazed window to the rear elevation, central heating radiator.

### Bedroom Three

11' 1" x 7' 8" ( 3.38m x 2.34m )

Double glazed window to the rear elevation, central heating radiator.

### Bathroom

Suite to comprise bath with shower over, wash hand basin in vanity unit, low level w.c., tiling, heated towel rail, extractor fan, double glazed window to the side.

### Lower Ground Floor

#### Reception Room

13' 8" x 12' 3" ( 4.17m x 3.73m )

Double glazed window to the side elevation.

### Rear Lobby

Double glazed door to the side with access to front & rear gardens.

### Reception Room

10' 6" x 9' 10" ( 3.20m x 3.00m )

Double glazed window to the rear, door to the rear leading to garden.

### Office

10' 2" x 7' 7" ( 3.10m x 2.31m )

Central heating radiator.

### Shower Room

Low level w.c., wash hand basin in vanity unit, shower cubicle with electric shower, heated towel rail, tiling, extractor fan.

### Outside

To the front of the property block paved driveway giving off road parking, lawned area with step down approach to side access leading to rear garden. Rear garden having slabbed paved patio area with step approach to lawned area.

### Agents Note

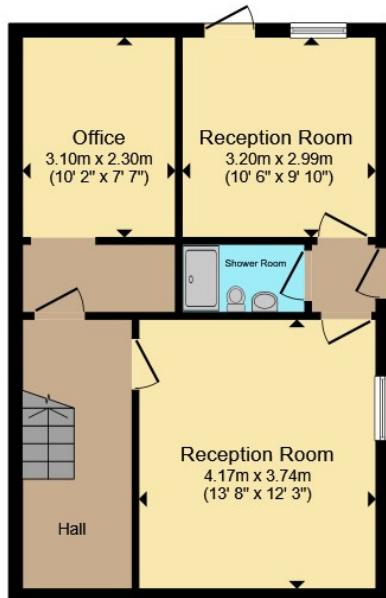
Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order

Illustrations, measurements and details have been produced for guidance purposes only, individual plots and specification may be subject to change. Please check details of your chosen plot with the selling agent before making any financial commitment to purchase.

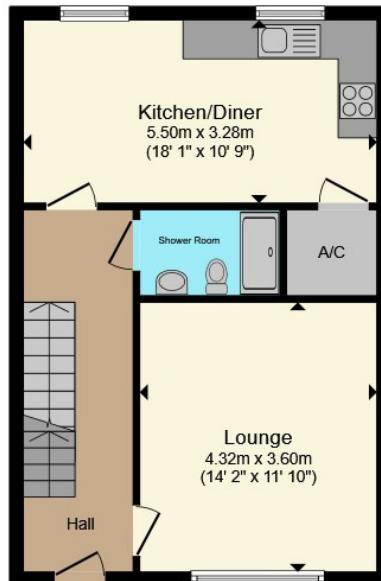




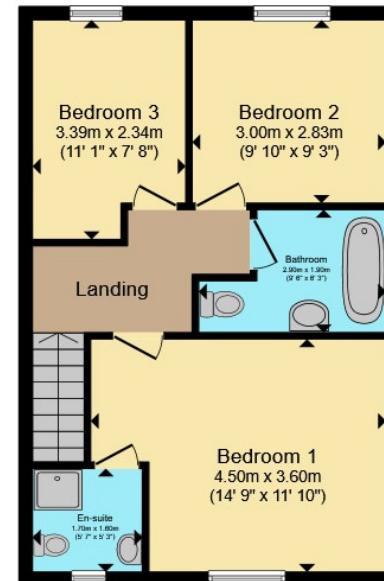




**Lower Ground Floor**



**Ground Floor**



**First Floor**

**Total floor area 140.0 m<sup>2</sup> (1,507 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)

**Connells**

To view this property please contact Connells on

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4 & 5 Stone Street  
DUDLEY DY1 1NS

EPC Rating: B    Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUD314322](http://connells.co.uk/Property/DUD314322)**



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