

The Lee, Shaw Partnership

5 Cassandra Close

Pensnett, Brierley Hill DY5 4UJ








Ideal first time home

IDEAL FIRST TIME HOME WELL WORTH EARLY INSPECTION

This improved, modern 2 Bedroom Semi-detached with Garage is well presented and available with no onward chain.

Cassandra Close is a cul-de-sac, being well located at the sought after Badgers Rise development, leading off Coopers Bank Road with local amenities available in Gornal Village, Kingswinford, Dudley and the Merry Hill shopping Centre. The property has Driveway parking and is further enhanced by a south east facing Rear Garden.

With gas central heating, UPVC double glazing and comprising: Reception Hall, Guest Cloakroom with modern white suite, generous size rear Lounge, modern Kitchen, Landing, 2 Double Bedrooms, refitted Shower Room and Garage.

OVERALL, A MODERN HOME IN A POPULAR LOCATION WHERE VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Canopy Entrance with part double glazed UPVC door to:

Entrance Hall with radiator, Store and doors to:

Guest Cloakroom with white suite, including WC, semi recessed basin with vanity cupboard below, radiator and extractor fan.

Kitchen having cream shaker style wall and base cupboards, drawer unit, worktops and tiled splash backs, sink and mixer tap, Indesit freestanding cooker, radiator, appliance spaces, UPVC double glazed front window and laminate floor.

Lounge having a mantel fireplace with hearth and electric fire, UPVC double glazed side fixed window, UPVC double glazed rear window and part double glazed UPVC door to Garden, stairs to 1st Floor with spindle balustrade and radiator below.





No onward chain

On the 1st Floor, there is a Landing with spindle balustrade to stairs and doors to:

Bedroom 1 with 2 UPVC double glazed windows and radiator.

Bedroom 2 with 2 UPVC double glazed windows, radiator and Cupboard (over stairs) with Ideal gas central heating boil boiler.

Refitted Shower Room having a white suite, with tiled walk-in shower having cubicle with sliding screen door and Triton shower, WC, basin with vanity cupboard below, part tiled walls, obscure UPVC double glazed side window, chrome ladder radiator and loft access.

Garage with up and over door and part double glazed UPVC side pedestrian door to Garden.

Rear Garden being south east facing with a paved patio, good size lawn and borders.

At the front, there is a lawn, pathway to the front entrance and tarmac Driveway leading to the Garage.

Tenure: The property is 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 B.







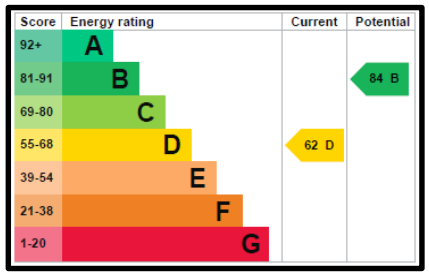


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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

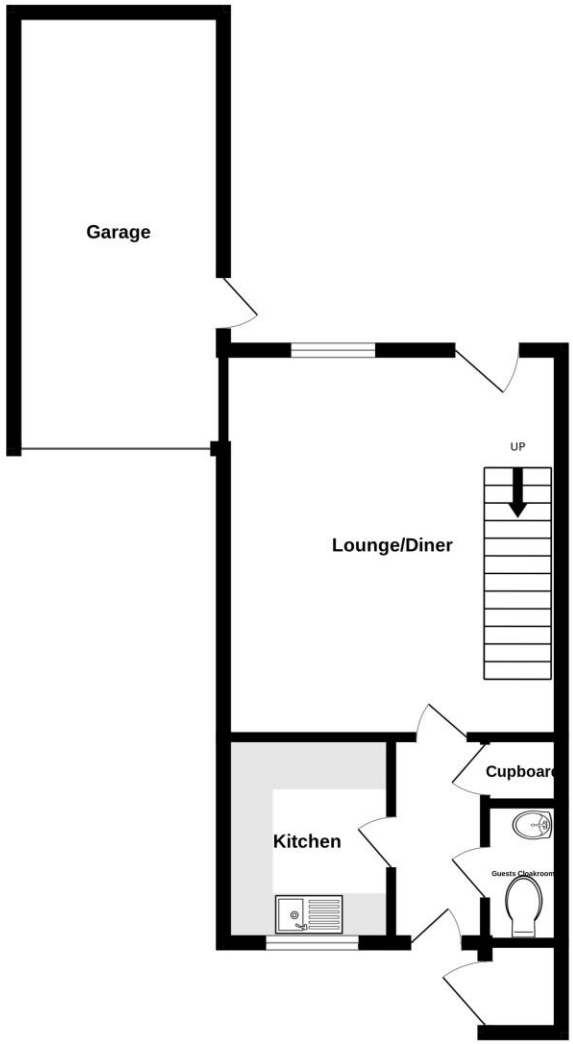
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Entrance Hall
Guest Cloakroom
Kitchen:
8’ x 6’6” (2.45m x 2m)
Lounge:
14’11” x 12’7” incl. stairs (4.57m x 3.85m)
Landing
Bedroom 1:
12’8” x 8’ (3.86m x 2.45m)
Bedroom 2:
12’8” x 7’5” max (3.86m x 2.26m)
Shower Room:
7’4” x 6’1” (2.24m x 1.87m)
Garage:
16’8” x 8’2” (5.09m x 2.50m)

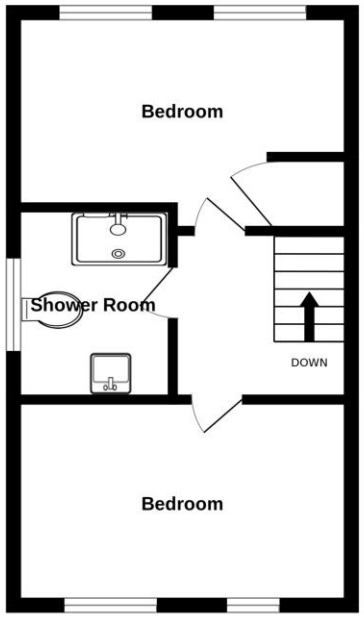


FLOOR PLANS

Ground Floor



1st Floor



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Measurements are approximate. Not to scale. Illustrative purposes only
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Selling Agents: The Lee, Shaw PARTNERSHIP

The Cross Offices, Summerhill, Kingswinford
West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com
www.leeshaw.com

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.pdfcks, 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.