

**AP MORGAN**



**Dreadnought Road, Pensnett, Brierley Hill**  
Asking Price £250,000

### Features:

- **\*\*OFFERED WITH NO ONWARD CHAIN\*\***
- Link-detached property
- Three bedrooms
- Generous lounge space
- Well-equipped kitchen
- Extensive garage and driveway
- Great rear garden
- Sought-after location

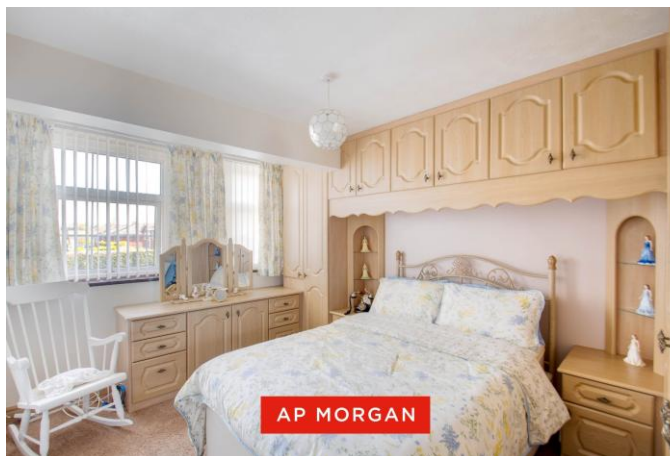
### Description:

Introducing this link-detached property situated in Pensnett, Brierley Hill, offering three bedrooms with fitted storage, a generous lounge, a well-fitted kitchen, a great rear garden, and the benefits of a multi-car garage and driveway.

On arrival, the property, situated at the end of a cul-de-sac, offers a driveway for multiple cars, as well as access to the integral garage, providing additional space for parking or storage. In front of the entrance is a section laid to lawn with surrounding shrubbery, adding greenery to the frontage.

Upon entry, the ground floor leads into the entrance hall, comprising stairs rising to the first floor and a WC fitted with a toilet and wash basin. To the left is the lounge, a great space for comfort, featuring a fireplace, which leads into the dining room—suitable for a family dining table—with sliding doors opening onto the rear garden. Returning through the entrance hall leads into the kitchen, which is well-equipped with ample storage and worktop space, an integrated fridge/freezer, dishwasher, washing machine, and oven with induction hob and extractor hood. The kitchen also provides a storage cupboard and a door opening into the garage, which includes an additional door accessing the rear garden.

The first floor brings you across the landing into the first bedroom, a spacious double with fitted wardrobes and overhead cupboards, as well as a vanity area and a large window allowing plenty of natural light to flow through. The second bedroom is a single, also fitted with wardrobes and storage space, and the third bedroom is another single with a storage cupboard and fitted shelves. The first floor also comprises the bathroom, fitted with a toilet, wash basin, and bathtub with an overhead shower.



The rear garden opens onto a patio, offering a great space for outdoor furniture, dining, and entertaining, with the remainder of the garden laid to lawn and a stoned section to the side, bordered by fences and shrubbery.

Situated in Pensnett, Brierley Hill, this property has access to local amenities, Merry Hill Shopping Centre, Russell's Hall Hospital, and numerous nearby well-regarded schools.

**Details:**

**Entrance Hall**

**WC**

**Lounge** 14'8" x 10'5" (4.47m x 3.18m)

**Dining Room** 10'1" x 8'7" (3.07m x 2.62m)

**Kitchen** 11'8" x 7'9" (3.56m x 2.36m)

**Garage** 32'6" x 9'1" (9.9m x 2.77m)

**Landing**

**Bedroom One** 12'8" x 9'10" (3.86m x 3m) Both Max

**Bedroom Two** 11'3" x 9'11" (3.43m x 3.02m) Both Max

**Bedroom Three** 9'10" x 7' (3m x 2.13m) Both Max

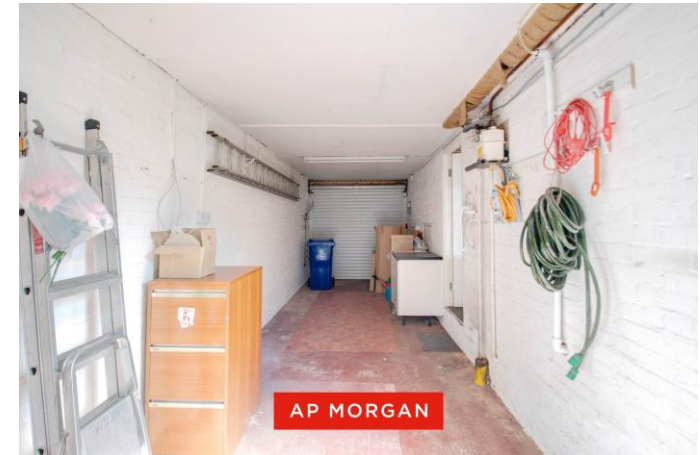
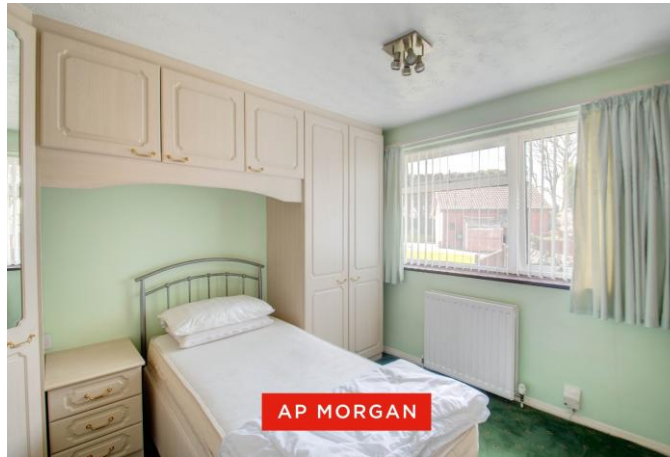
**Bathroom** 5'10" x 6'9" (1.78m x 2.06m)

**EPC Rating:** C

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

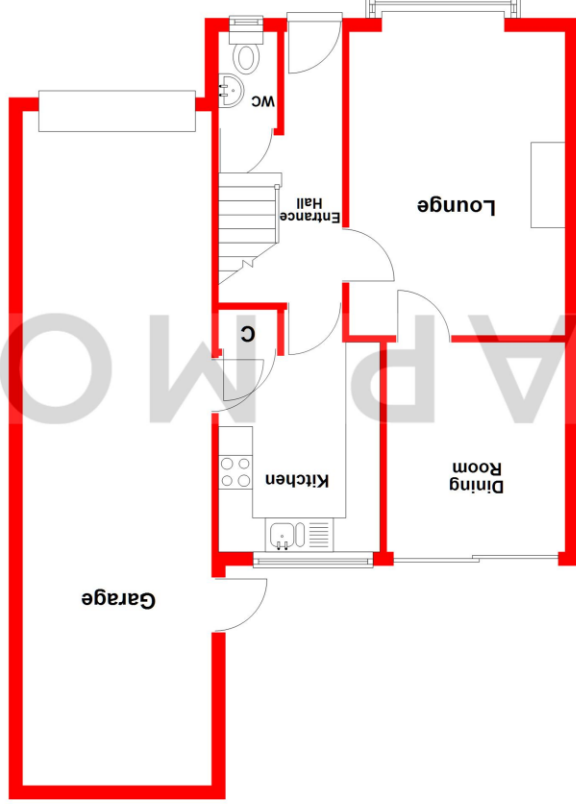
### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

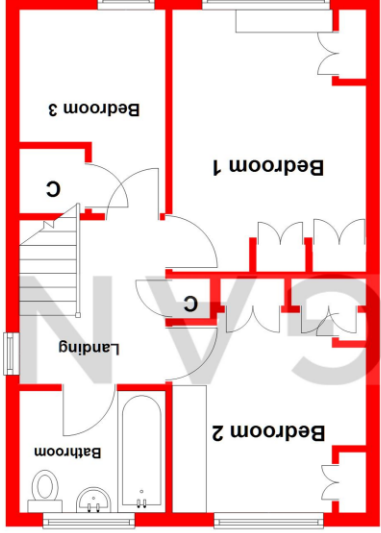
Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

**Ground Floor**  
Approx. 67.5 sq. metres (726.1 sq. feet)



Total area: approx. 106.2 sq. metres (1142.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using Planlup.



**First Floor**  
Approx. 38.7 sq. metres (416.8 sq. feet)

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