



**Connells**

Tiled House Lane  
Brierley Hill



## Property Description

This beautifully upgraded semi-detached home is located in the sought-after area of Pensnett. Meticulously renovated to a high standard by the current owners, it is ideal for first-time buyers and ready for immediate occupancy. The property boasts a contemporary kitchen equipped with modern appliances, a ground floor shower room, and a low-maintenance rear garden. Furthermore, it is conveniently situated close to schools, local amenities, and Russell's Hall Hospital.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

## Entrance Hall

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

## Lounge

15' 5" x 11' ( 4.70m x 3.35m )

Double glazed window to the front elevation, double glazed french doors to the rear, electric fire with feature surround, vertical central heating radiator.

## Kitchen

13' 1" x 9' 7" ( 3.99m x 2.92m )

A fitted kitchen to include a range of wall and base units with work surfaces over, sink & drainer unit, integrated appliances to include gas hob with glass splashback & extractor hood over, electric oven, integrated fridge freezer, integrated washing machine, vertical central heating radiator, double glazed windows to the rear & side elevations, double glazed door leading to the garden.

## Downstairs Shower Room

Shower enclosure, wash hand basin in vanity unit, low level w.c., heated towel rail, smart wall mounted mirror, double glazed window to the side elevation.

## First Floor

### Landing

Loft access, storage cupboard with boiler & window, double glazed windows to the side and front elevations.

### Bedroom One

13' 1" x 9' 10" ( 3.99m x 3.00m )

Double glazed window to the rear, built-in storage cupboard, central heating radiator.

### Bedroom Two

11' 1" x 9' 10" ( 3.38m x 3.00m )

Double glazed window to the rear, central heating radiator.

### Bedroom Three

11' x 6' 2" ( 3.35m x 1.88m )

Double glazed window to the front, central heating radiator.

### Outside

To the front of the property driveway giving off road parking with gravel detail, path approach to front door with lawned area with various shrubs & borders, side access to rear garden. Low maintenance rear garden being paved with various shrubs, multiple storage sheds.

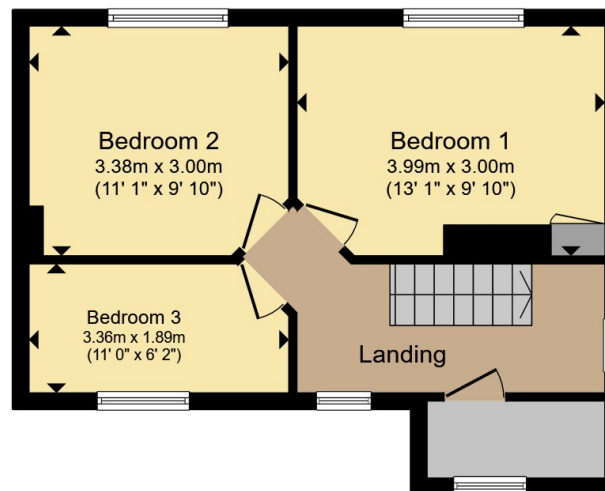








**Ground Floor**



**First Floor**

Total floor area 75.7 m<sup>2</sup> (814 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)



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EPC Rating: C Council Tax  
Band: A

Tenure: Freehold

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