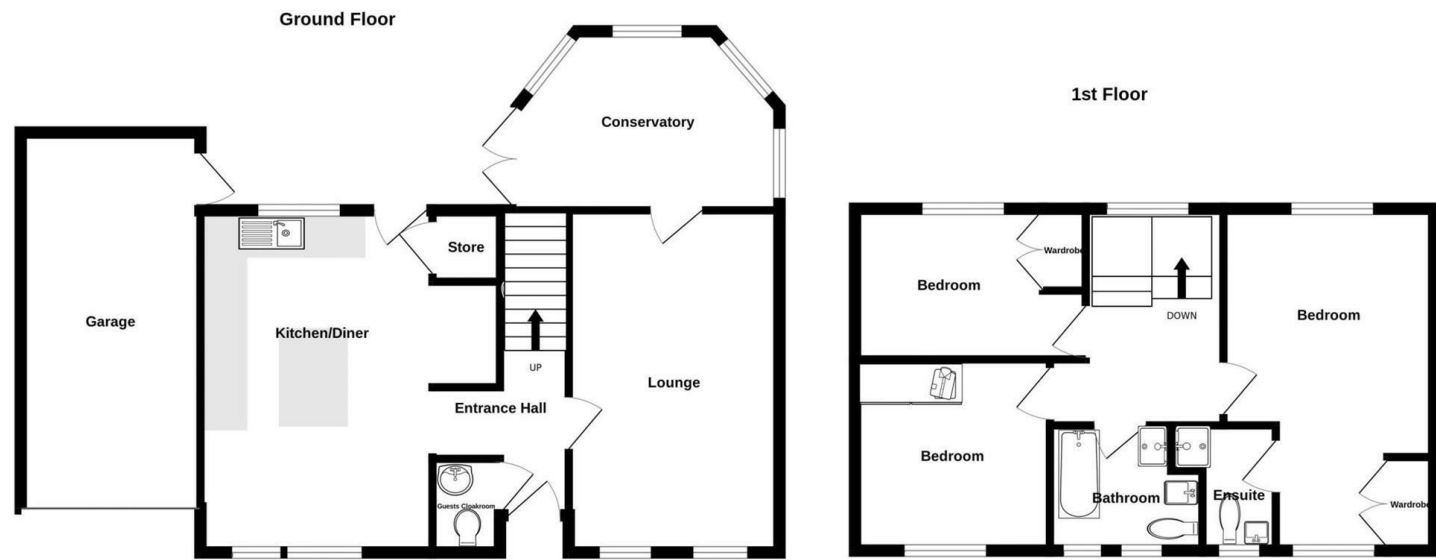


10 Breamore Crescent, Dudley, DY1 3DA



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2023



## 10 Breamore Crescent, Dudley



**Hicks Hadley**

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West Midlands  
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<https://www.hickshadley.com>

**\*\*PERFECT FAMILY HOME\*\* \*\*VIEWING HIGHLY RECOMMENDED\*\***

A deceptively spacious and immaculately presented detached family home. This substantial and modern property boasts well planned and spacious accommodation throughout and the opportunity to make this a four bedroom. Situated in the sought after location that is Earls Keep. This property is over two floors and briefly comprises, large entrance hallway with w.c off, Reception though to conservatory, Dining room/Breakfast/Kitchen, spacious Landing, Master Bedroom with En-Suite, two further Bedrooms, family Bathroom, Garage and private rear Garden. Please call Hicks Hadley 0121 585 6667 to arrange your viewing today.

**Asking Price £344,950 - Freehold**

**Hicks Hadley**





### Entrance Hallway

The Entrance hallway boasts a light and spacious area with wood style flooring, Composite front door. Entrance door into the reception room, also an entrance door into w.c. Gas central heating to the side elevation.

### W.C

Privacy glass panel to the front elevation, Three point light fitted to the ceiling, gas central heating to the side elevation. White sanitary ware and tiles above the sink.

### Kitchen/Diner

This modern re fitted kitchen offers ample unit space with high quality worktops to add that sparkled finish. This sociable open space is perfect for a large family or anybody hosting the stand alone island holds a breakfast bar for added seating. Ceramic electric hob with stand alone extractor feature. Integrated oven and microwave. Task lighting fitted under wall units. Partially tiled. Graphite style one and a half bowl sink with mixer tap. double glazing over sink, two large double glazed windows fitted to the front elevation, Spaced for washing machine and fridge freezer space. Cloakroom space with a rear Glass paneled composite door to the garden patio area.

### Reception room

Two double glazed windows fitted to front elevation, gas central heating, media wall fitted central to the room with integrated electric fire place feature. Ceiling light fitted. wooden effect flooring throughout. Glass paneled doors into the conservatory.

### Conservatory

Gas central heating fitted to inside elevation. Entrance doors into the rear garden patio area. Double glazing throughout.

### Bedroom One

This super spacious room offers lighting from both front and back elevations of the property, This double bedroom has fitted cupboard space along with dressing table area. Gas central heating fitted to the rear and side elevations. Access to en suite.

### Bedroom Two

Gas central heating fitted to rear elevation under double glazed window, This double bedroom also has built in wardrobes. Ceiling light fitting.



### Bedroom Three

Double glazing fitted to front elevation, Gas central heating fitted. Built in wardrobe space. carpet throughout.

### Bathroom

This modern family bathroom is really something special, Fitted with ten spot lights a free stand alone bathtub on an elevation with miniature spot light going around the floor level makes for one relaxing bath time. Fitted with a walk in shower cubicle with thermostatic shower fitted. Floating sink with mixer tap. LED strip light mirror above sink and vanity cupboard under sink. Two front elevation double glazed frost windows. Chrome wall mounted towel radiator. Tiled walls and floor.



### En Suite

Five spotlights fitted Chrome towel radiator, Front elevation double glazed frosted window. Floating sink with mixer tap and vanity unit underneath, Wall mounted mirror fitted.

### AGENTS NOTES

We have been advised from the vendor the property tax band is D and the EPC rating is C, Please confirm any details with the chosen solicitor. All main services are connected. Broadband/Mobile coverage- please check on link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) EPC:C

