

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Thoresby Croft

Dudley, DY1 3DQ

Offers In The Region Of £325,000



- EXTENDED DETACHED HOME
- MASTER EN SUITE
- STYLISH KITCHEN DINER
- IDEAL FOR FAMILIES
- AMPLE OFF ROAD PARKING

- THREE GOOD SIZED BEDROOMS
- TWO RECEPTION ROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- DETACHED SUMMERHOUSE WITH ELECTRICS

Tel: 01902 672274

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Hunters are delighted to present this extended detached family home located on the favoured & well sought after Earls Keep estate in Dudley - conveniently placed too nearby schools whilst being just a short distance from Dudley town centre.

Beautifully presented throughout to a high standard, internal accommodation is to briefly comprise of an entrance porch leading to the inner hallway with access to the main lounge, second reception room offering flexibility to serve as a home office or children's playroom and the guest w/c. Extended at the rear this home now boasts an open plan kitchen dining area with a stylish fitted kitchen featuring integrated appliances and patio doors leading to the garden. An adjoining utility room perfect for white goods completes the ground floor.

Upstairs are three good sized bedrooms with the master benefitting from a en-suite and fitted wardrobes on approach. Plentiful storage off the landing and a family bathroom thereafter completes the first floor living.

Ample off road parking is positioned to the fore whilst a wonderfully landscaped garden is to the rear. A spacious patio area provides seating and is accompanied by artificial turf to add a pop of colour before a detached summerhouse fitted with electrics offers the perfect space to entertain.

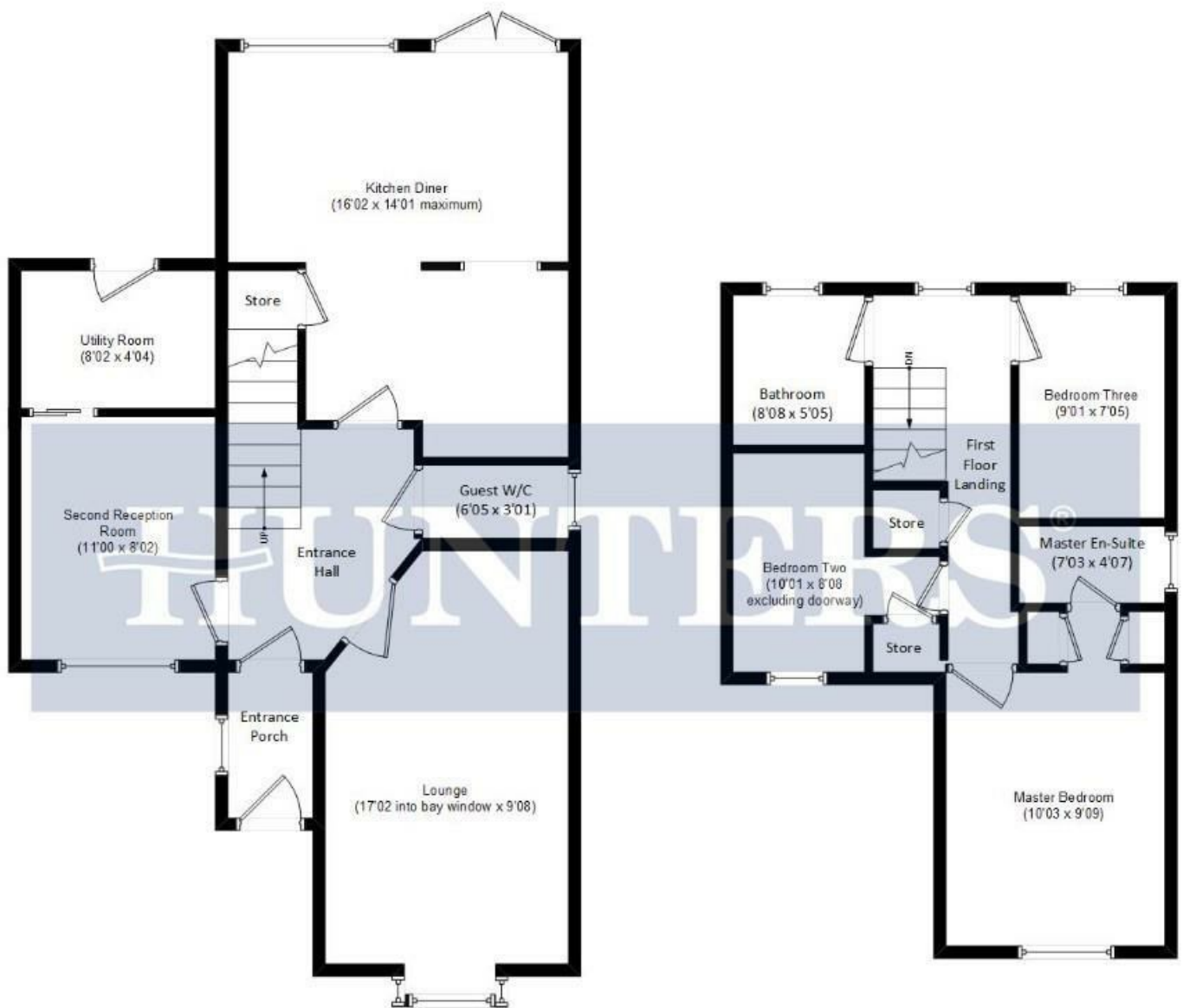
Viewing is highly recommended to appreciate this fantastic family home. To arrange a viewing please call the office and speak to a member of our sales team.

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# Floorplan

Ground Floor

First Floor



This floorplan is for illustrative purposes only and all measurements are approximate and not drawn to scale.



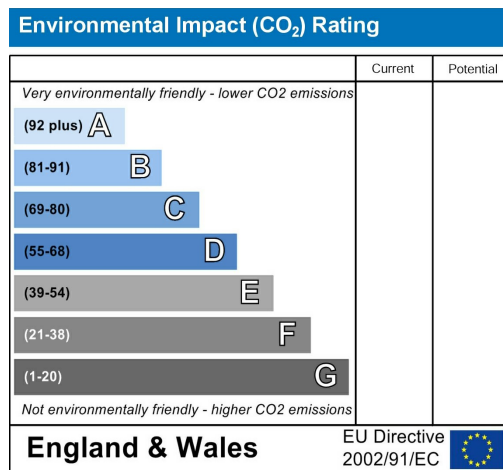
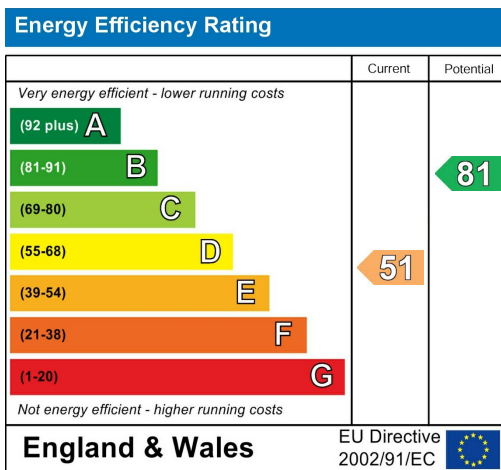








### Energy Efficiency Graph



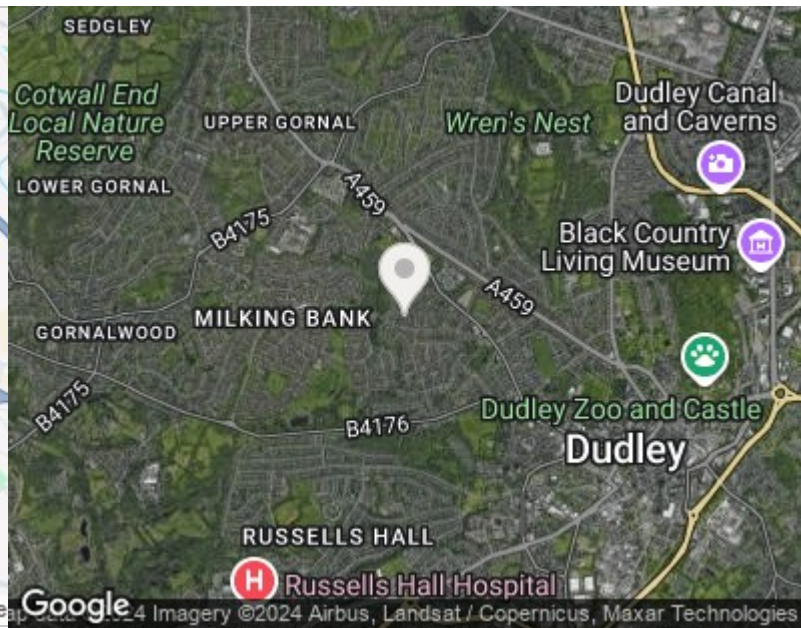
### Viewing

Please contact our Hunters Sedgley Office on 01902 672274 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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