



## Dudley

46 Hilderic Crescent,  
West Midlands, DY1 2ET

**ANDREW COLE**  
ESTATES

# Dudley, £249,950

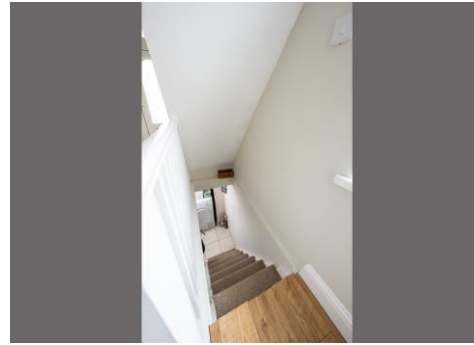
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Presented to a high standard and tastefully decorated throughout, this stunning traditional bay fronted semi-detached home offers a rare opportunity, having been completely refurbished and reimagined. There is an attractive entrance hall with utility/cellarette OFF, lovely spacious 'L' shaped lounge/dining room/kitchen, first floor landing, three generous bedrooms and a re-fitted bathroom.

The addition of a newly constructed detached home office/working space at the head of the rear garden is a particular feature, providing a lovely environment for home working and overlooking attractive landscaped rear gardens. The property benefits from central heating, double glazing and a wealth of other refinements associated with a property of this standard.

There is a driveway to front elevation with ample parking leading to a wide side access which, in turn, provides an approach to a large patio, neatly kept lawns and pathway leading to the home office.





Ideally located in a quiet crescent with easy access to public transport and major roads which lead to major conurbations and motorway networks. A full and early inspection is highly recommended in order to appreciate a great example of a well built property with further potential to extend to the side and rear.

EPC: E 40

Council tax is Band C with Dudley MBC

#### GROUND FLOOR

##### ENTRANCE HALL

With Utility/Cellarette OFF

##### UTILITY/CELLARETTE

11' 8" x 5' 4" (3.55m x 1.62m)

Stairs accessed from reception hall

##### 'L' SHAPED SPACIOUS

##### LOUNGE/DINING AREA/KITCHEN

28' 3" x 15' 9" (8.60m x 4.80m)

#### FIRST FLOOR

##### FIRST FLOOR LANDING

##### BEDROOM NO. 1 (FRONT)

13' 2" x 9' 9" (4.01m x 2.97m)

##### BEDROOM NO. 2 (REAR)

11' 5" x 8' 6" (3.48m x 2.59m)

##### BEDROOM NO. 3 (REAR)

8' 3" x 7' 4" (2.51m x 2.23m)



**RE-FITTED BATHROOM (FRONT)**  
7' 4" x 5' 5" (2.23m x 1.65m)

**OUTSIDE**

**DETACHED HOME OFFICE/WORKSPACE**  
16' 6" x 7' 9" (5.03m x 2.36m)

Located at the head of the rear garden,  
via pathway over neatly kept lawns.

**BLOCK PAVED FULL WIDTH DRIVEWAY**  
To front elevation with ample parking leading  
to a wide side access which, in turn,  
provides an approach to the landscaped  
rear garden and home office/work space.

**LANDSCAPED REAR GARDENS**  
Approached over a large paved patio area

**THINKING OF SELLING?**

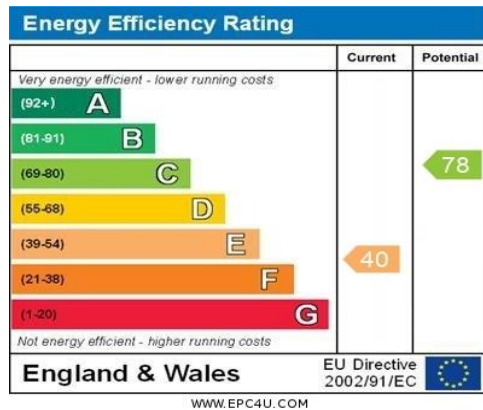
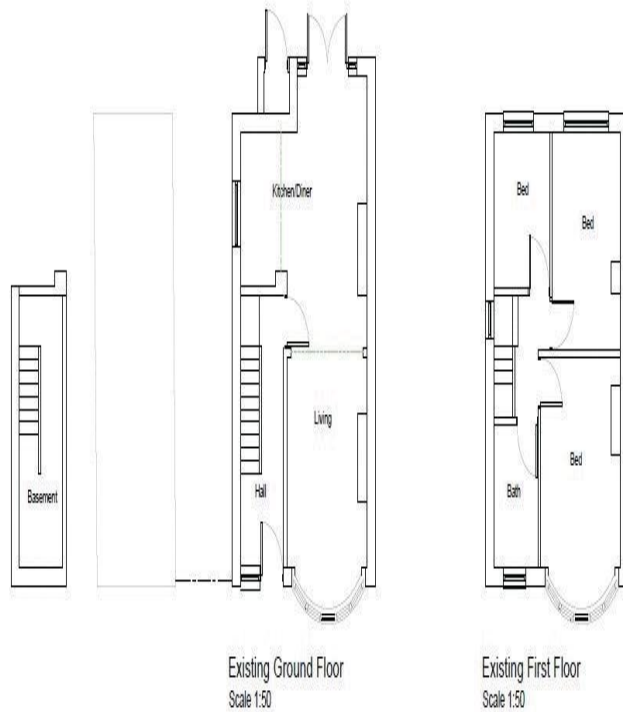
Or just curious to find out the value of your  
property, we would be pleased to provide a free,  
no obligation market appraisal.

**OPENING HOURS**

Monday: Friday: 09:00 - 17:30  
Saturday: 09:00 - 13:00







#### SERVICES

We are advised that mains electricity, water, gas and drainage are available.

#### TENURE

We are advised that the property is Freehold.

#### VIEWING

By prior appointment with Andrew Cole Estates on 01384 288 188. Our office is open 6 days a week, Monday to Friday 9.00am till 5.30pm and Saturday 9.00am till 4.00pm.

#### MEETING THE REQUIREMENTS

#### IMPORTANT INFORMATION – THE PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these particulars but they are for general guidance only and must not be relied upon. The text and photographs are for guidance and illustration purposes only and Items shown in photographs are not included, unless agreed. If there is a particular point of importance, please seek professional verification prior to exchange of contracts.

#### TENURE

We have been advised via the seller only of tenure and have not checked the legal title. Please obtain verification from your Solicitor.

#### PLANNING PERMISSIONS / BUILDING REGULATIONS

Any property with extensions, alterations or conversions – check via your Solicitor/Surveyor that the correct permissions/approvals/building regulations were sought, applied for or granted and we do not accept responsibility for the same.



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