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# 7 Breamore Crescent

Dudley



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7 Breamore Crescent, Dudley, West Midlands, DY1 3DA

A substantial and beautifully presented 4 Bedroom Detached family home located within a private driveway, on the popular 'Earls Keep' estate. The property has been vastly improved throughout and now boasts a generous Conservatory which creates an ideal family room to enjoy all year round, as well as a modern Kitchen fitted with a range of units and granite worktops. To the first floor, there are 4 spacious Bedrooms with the Master Bedroom benefiting from a re-fitted contemporary En-Suite shower room. Being located just a short walk from a range of amenities and moments from Dudley town centre, as well as being within the catchment area for a range of good primary and secondary schools. Further to this, there is double glazing throughout, gas central heating and pleasant low maintenance south facing rear garden.

Accommodation is over two floors and briefly comprises; Reception Hallway, ground floor WC, Lounge with attractive bay window, Kitchen with Utility room off, Dining room with double doors through to the Conservatory, Conservatory with doors leading into the Garage and rear Garden, Landing, Master Bedroom with En-Suite shower room, 3 further Bedrooms and low maintenance rear Garden.

OVERALL A SUPERB FAMILY HOME FINISHED BEAUTIFULLY WITH WELL PROPORTIONED ACCOMMODATION THROUGHOUT.



On approach, you are greeted by a tarmac driveway which leads to the front door. On entrance to the property, the inviting Reception Hallway has stairs to the first floor Landing, useful under-stairs storage cupboard, door to the ground floor WC and further doors to;

To the front of the property, the Lounge has an attractive bay window with pleasant private outlook. To the rear of the property, the Dining room has double doors which lead through to the Conservatory. The Conservatory is of UPVC double glazed surround with patio doors leading to the rear Garden and door leading into the Garage.

The Kitchen is fitted with a range of beech units with black granite worktops. There is an inset sink, built in dishwasher, eclectic oven with gas hob above and contemporary extractor fan over, built in coffee machine, dedicated breakfast bar area, and space for additional appliances. Further to this, an archway leads through to the Utility room. The Utility is fitted with unit and a worktop which has an inset sink, and space for further appliances. Further to this, there is a 'Worcester Bosch' gas central heating boiler and door leading to the rear Garden.

To the first floor, the Landing has loft hatch access, useful built in storage cupboard and further doors to; The Master Bedroom is located to the front of the property and benefits from built in wardrobes, and a door leads into the En-Suite. The En-Suite shower room has been re-fitted recently and has a contemporary white suite comprising; wc, basin unit with storage beneath and shower enclosure.

There are 3 further Bedrooms, of which Bedroom 2 and 3 both benefit from built in storage. The family Bathroom is fitted with a white suite comprising; bath, pedestal basin and wc.

Externally, there is a low maintenance rear Garden with pleasant south facing rear Garden, and useful gates side access. The integral Garage has a worktop fitted to the rear, up and over door to the front, lighting and power points.

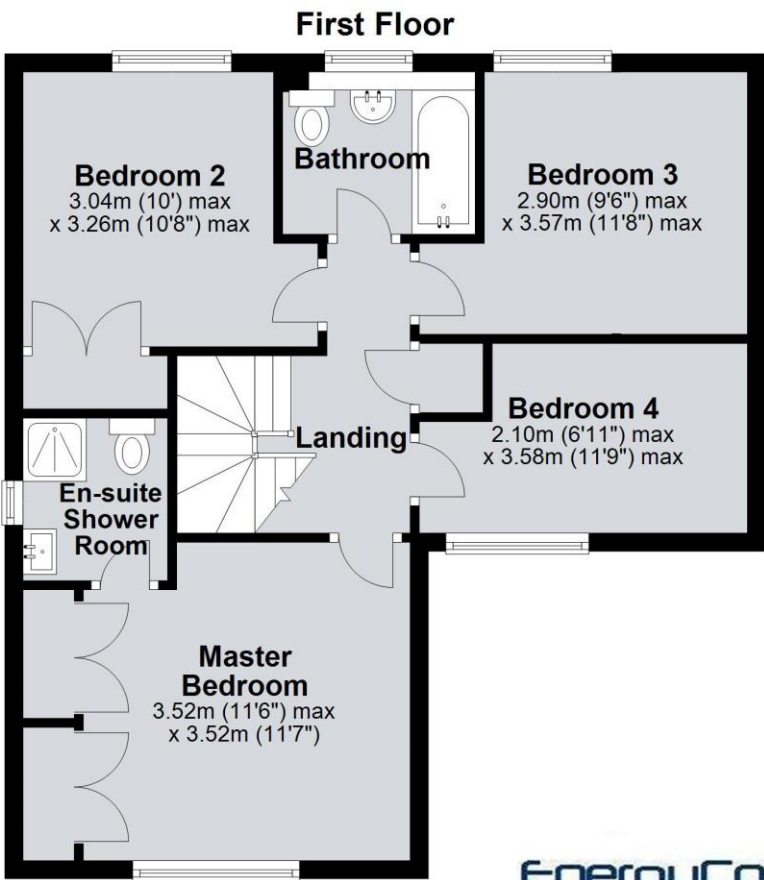
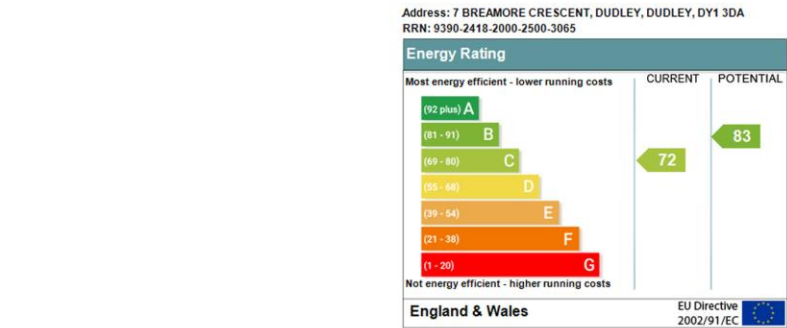
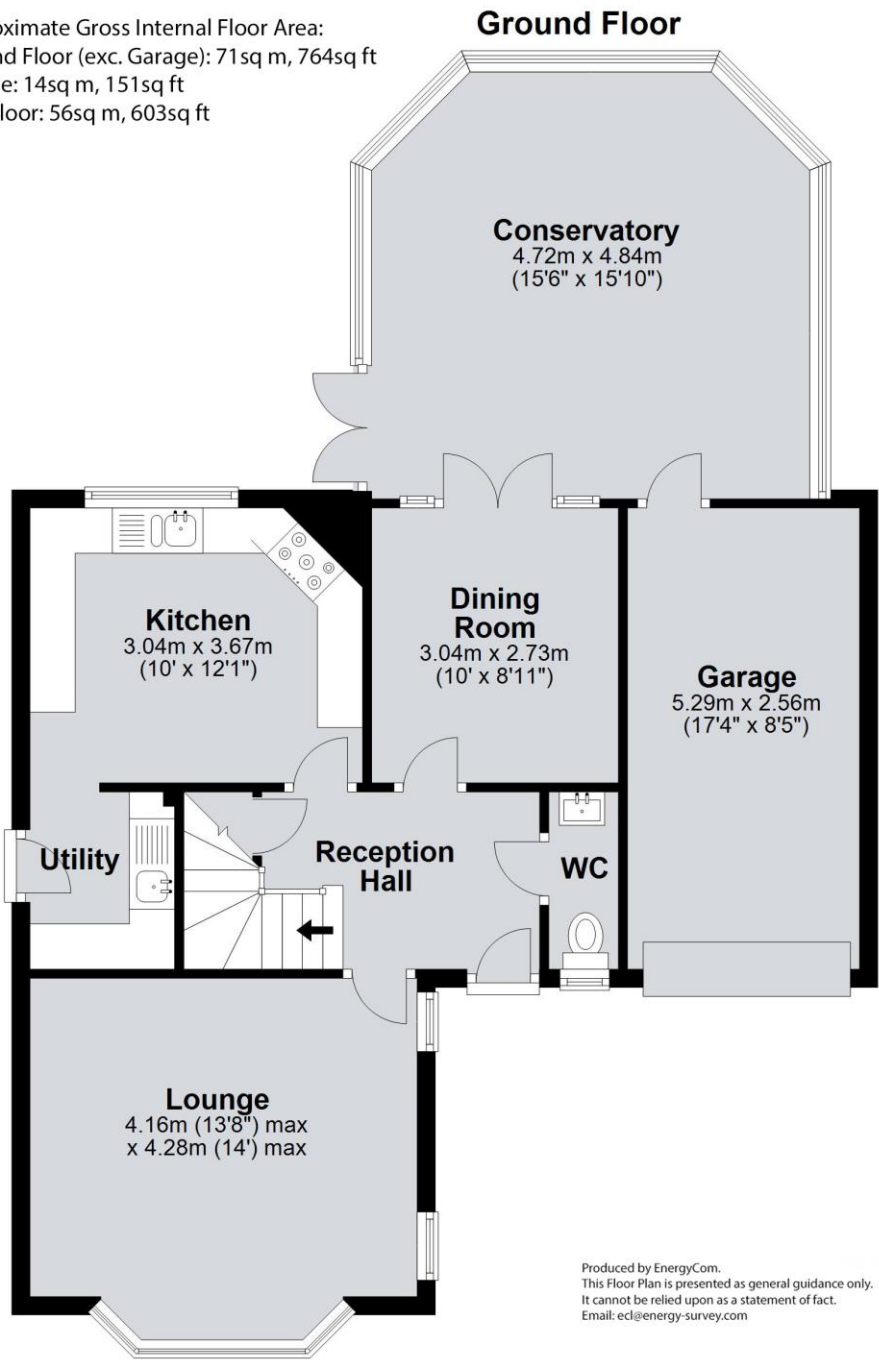






# FLOOR PLANS

Approximate Gross Internal Floor Area:  
Ground Floor (exc. Garage): 71sq m, 764sq ft  
Garage: 14sq m, 151sq ft  
First Floor: 56sq m, 603sq ft



Produced by EnergyCom.  
This Floor Plan is presented as general guidance only.  
It cannot be relied upon as a statement of fact.  
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**Important:** Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements are approximate and any floor plans included are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These details do not constitute a contract or part of a contract.

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