



145 High Park Crescent, Dudley, West Midlands, DY31QS

BERRIMAN
EATON

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This is a detached family home with a large driveway suitable for parking multiple vehicles off road, a well presented, private rear garden with a detached garage having separate vehicular access on Wolverhampton Road. The internal accommodation briefly comprises entrance porch, dining hall, living room, study/sitting room, shower room and a fitted breakfast kitchen to the ground floor. To the first floor there are four well-proportioned bedrooms, and a bathroom fitted with a white suite. The property benefits from central heating and double glazing.

EPC : TO FOLLOW
WOMBOURNE OFFICE

LOCATION

High Park Crescent is a popular, highly desirable and convenient address, situated just off the Sedgley to Wolverhampton Road (A459) in a popular and convenient address. Sedgley itself is within easy walking distance and there are regular bus services to Wolverhampton and Dudley running along the main road. The area is well served by schooling and Cotwall End, Baggeridge and Penn Common all offer open spaces for walking nearby.

DESCRIPTION

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ACCOMMODATION

The PORCH has double glazed door with double glazed units to either side, double glazed leaded window to the side elevation, storage cupboard, radiator and oak floor. The DINING HALL is accessed through a wooden door and has a staircase rising to the first floor landing with wooden balustrades and storage cupboard beneath. There is a double glazed opaque window to the side elevation, spotlights and oak floor. The SHOWER ROOM has a cubicle with multi headed shower, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail, tiling to the walls and floor. The KITCHEN/BREAKFAST ROOM is fitted with a range of wall and base units with complementary work surfaces incorporating a breakfast bar, inset single drainer sink unit, space for oven with fitted extractor, space for fridge freezer, integrated dishwasher and plumbing for a washing machine. The kitchen has been extended and has a vaulted ceiling with double glazed skylight, wall mounted central heated boiler, double glazed windows to the rear elevation, UPVC double glazed door with opaque leaded panes and radiator. The LIVING ROOM has double glazed French doors onto the rear garden, radiator, coal effect gas fire and surround and double doors into the OFFICE/SITTING ROOM. This has a double glazed window to the front elevation and radiator.

The staircase rises to the FIRST FLOOR LANDING which has a loft access and door into the BATHROOM which is fitted with a white suite which comprises bath with shower over and glazed screen, vanity wash hand basin and mixer tap, low level WC, heated ladder towel rail, double glazed opaque window to the side elevation, tiled walls and spotlights. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, fitted wardrobes and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, fitted wardrobes with sliding doors and radiator. DOUBLE BEDROOM 3 has a double glazed window to the front elevation, radiator and fitted wardrobes with sliding doors. BEDROOM 4 has a double glazed window to the rear elevation.

OUTSIDE

The property is set back from the road and has a large tarmac DRIVEWAY suitable for parking at least 5 vehicles and has a gravelled planted border and a hedge to the boundary. There is side gated access to the REAR GARDEN with a paved patio, lawned area, planted borders, a decked patio to the rear and fencing to the boundary. There is a DETACHED GARAGE which has vehicular access from Wolverhampton Road. We would advise that any potential purchaser seeks advice from their solicitor over the rights of access to this.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND E – Dudley
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low

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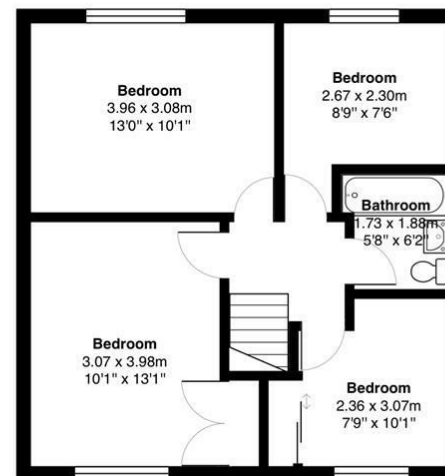
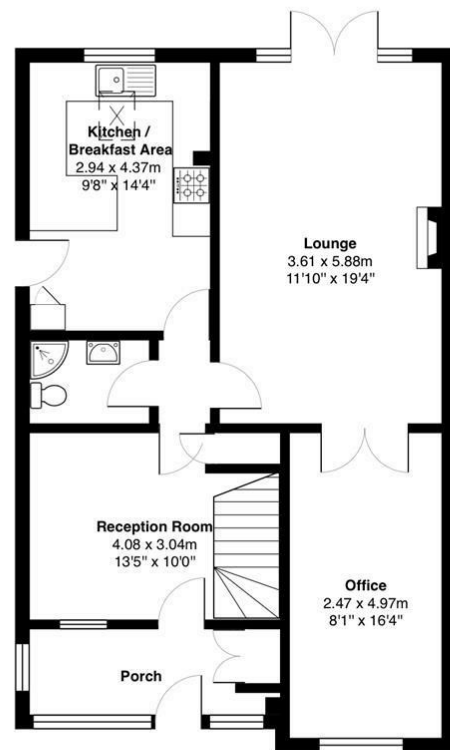
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www.berrimaneaton.co.uk

Offers In The Region Of
£385,000

EPC:

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Total Area: 121.4 m² ... 1306 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

