

Breamore Crescent, Earl's Keep, Dudley

DY1 3DA

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£350,000

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

This OUTSTANDING detached family home, situated within the HIGHLY SOUGHT-AFTER Earls Keep development, offers BEAUTIFULLY PRESENTED and VERSATILE accommodation throughout, ideal for MODERN family living. Approached via a GENEROUS driveway providing AMPLE off-road parking, the property is entered through an INVITING entrance porch leading into a WELCOMING reception hall. The ground floor boasts an ATTRACTIVE through lounge, a DELIGHTFUL snug/garden room overlooking the rear garden, and a STUNNING breakfast kitchen fitted with a range of INTEGRATED appliances. A MODERN utility room and guest WC complete the accommodation on this level.
To the first floor, the landing gives access to three GENEROUS bedrooms, including an IMPRESSIVE principal suite featuring a dressing area, BUILT-IN sliding wardrobes and a STYLISH, CONTEMPORARY en-suite shower room. A WELL-APPOINTED family bathroom serves the remaining bedrooms.
Externally, the property benefits from a garage/store and an IMMACULATELY MAINTAINED rear garden, providing an EXCELLENT space for relaxation and entertaining.
Further benefits include gas central heating, UPVC double glazing throughout and a CONVENIENT location close to WELL-REGARDED schools, local shops, amenities and transport links.
Early viewing is HIGHLY RECOMMENDED to fully appreciate the QUALITY, PRESENTATION and DESIRABLE setting of this EXCEPTIONAL family home.
EPC - TBA. Council Tax - D. Tenure – Freehold.
Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/ www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.
Flood Risk - Less than 0.1% chance per annum.
A historic mine entry is recorded within 20 metres of the property's boundary and was professionally capped and grouted in 1996, with supporting documentation available for inspection
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.
Entrance porch
Hallway
Attractive lounge diner - 6.93m x 3.02m (22'9" x 9'11")
Stunning modern kitchen diner with various integrated appliances - 4.29m x 3.17m (14'1" x 10'5")
Modern utility room with fitted units - 2.92m x 2.39m (9'7" x 7'10")
Guest WC - 1.83m x 0.91m (6'0" x 3'0")
Garden room - 2.95m x 2.82m (9'8" x 9'3")
First floor landing with loft access and airing cupboard
Principal suite - 3.35m x 2.97m (11'0" x 9'9")
Dressing area with two built in sliding wardrobes - 0.97m x 0.86m (3'2" x 2'10")
Modern en suite showering - 2.51m x 2.79m (8'3" x 9'2")
Bedroom - 2.92m x 2.64m (9'7" x 8'8")
Bedroom with built in wardrobes - 2.97m x 1.93m (9'9" x 6'4")
Modern fitted family bathroom - 1.91m x 1.88m (6'3" x 6'2")
Garage/storage - 2.57m x 2.46m (8'5" x 8'1")
Well established private rear garden
Driveway with ample parking for up to four cars.

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Council Tax Band: D

Tenure: Freehold

Property Type: Detached House

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