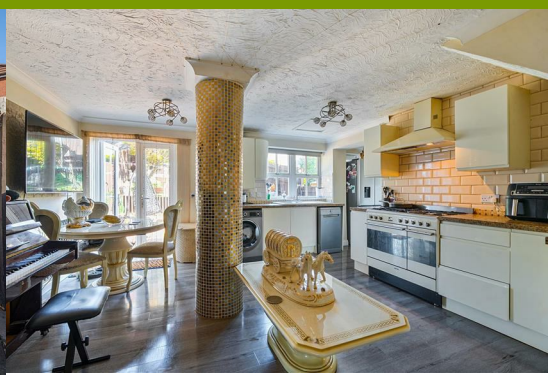


3 THORESBY CROFT

| DUDLEY | | DY1 3DQ







A substantial and highly versatile five-bedroom family home offering generously proportioned accommodation, excellent living space and a convenient position within this established residential area of Dudley.

Offers in the region of £400,000





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- **Substantial five-bedroom family home**
- **Kitchen/Dining Room with adjoining Utility**
- **Convenient location for local amenities and schooling**
- **Enclosed rear garden and off-road parking**
- **Generous accommodation extending to approximately 1,486 sq ft**
- **Ideal for growing families**

Halls are delighted with instructions to offer Thoresby Croft for sale by Private Treaty.

A substantial and particularly versatile five-bedroom family home, offering approximately 1,486 sq ft of thoughtfully arranged accommodation across two floors.

The property provides an excellent balance of reception and bedroom space and is ideally suited to the requirements of a growing family.

SITUATION

The property occupies a convenient position within an established residential area of Dudley, well placed for access to the town centre and its comprehensive range of shops, supermarkets, leisure facilities and everyday amenities.

The location is also well positioned for access to the wider West Midlands road network, making the property particularly suitable for those commuting throughout Kidderminster, Wolverhampton, Birmingham and the surrounding areas.

SCHOOLING

The property is well placed for a range of schooling options, with primary education available at Milking Bank Primary School, Jesson's Church of England VA Primary School and Priory Primary School.

Secondary education is available locally at St James Academy, Bishop Milner Catholic College and The Dormston School.

For independent education, options within the wider area include Wolverhampton Grammar School and Tettenhall College Independent Day and Boarding School.

W3W

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THE PROPERTY

The accommodation is principally accessed via the entrance hall, from where access is provided to the main ground-floor rooms.

To the front is a well-proportioned reception room which features a cozy log burner, whilst a particularly generous second reception provides an excellent additional living space and offers considerable versatility for use as a family room, games room or home office.

The kitchen/dining room is positioned towards the rear of the property and provides ample space for both everyday dining and entertaining, with a range of fitted units and direct access to the adjoining utility room and also the garden.

A ground-floor cloakroom completes the accommodation on this level.

Stairs rise to the first floor, where the accommodation continues with five bedrooms, providing excellent flexibility for family living, guests or home working.

The principal bedroom makes use of an ensuite, while the four other bedrooms are served by a conveniently positioned bathroom.

OUTSIDE

The property is approached to the front by a driveway providing useful off-road parking, with a pathway leading to the principal entrance.

To the rear is an enclosed garden which provides a practical outdoor space, incorporating decking with established boundaries offering a good degree of enclosure.

SERVICES

We understand that the property benefits from mains water, electricity, gas, and drainage.

None of the services, appliances or electrical systems have been tested by Halls.

TENURE

The property is offered for sale Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Dudley Metropolitan Borough Council, The Council House, 4 Priory Rd, Dudley DY1 1HF

COUNCIL TAX

The property is being shown as being within council tax band D on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

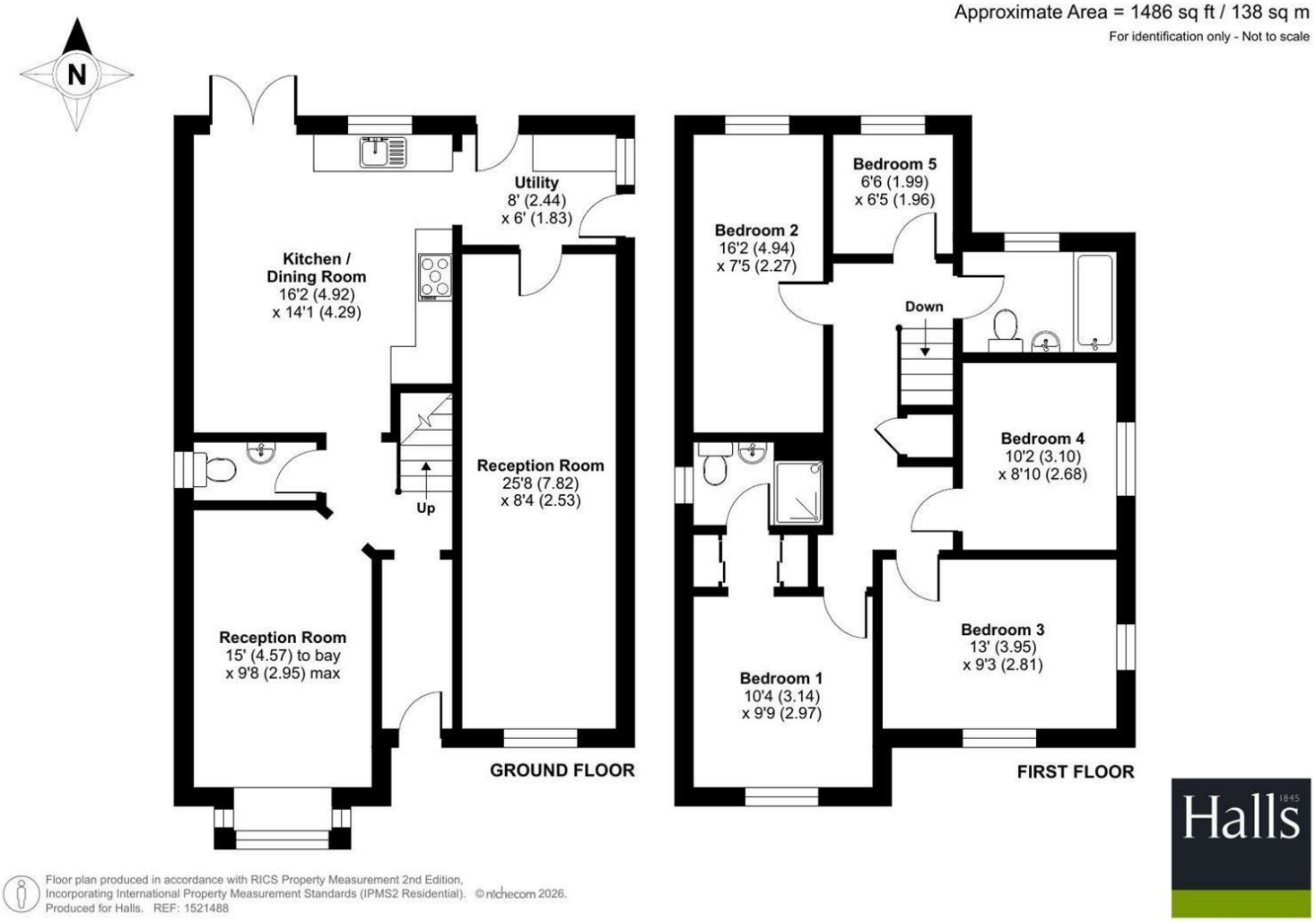
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

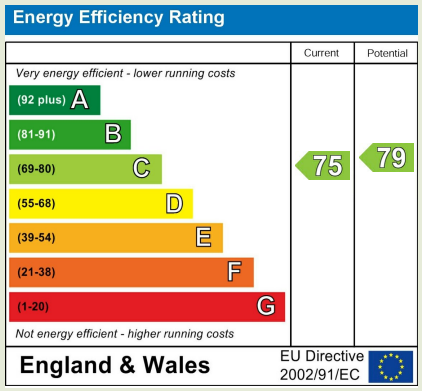
By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP

Approximate Area = 1486 sq ft / 138 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1521488



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

Halls 1845

KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

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www.hallsgb.com



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.