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High Park Crescent

Sedgley, Dudley, DY3 1QZ

Price £550,000



Every family has a forever home in mind—this could be the one you've been waiting for.

Occupying an enviable position on the sought-after High Park Crescent, this substantial four-bedroom detached home offers generous accommodation throughout, making it an ideal choice for growing families looking to settle for years to come. With a superb layout, a stunning rear garden and breathtaking views, this is a home that combines space, comfort and lifestyle.

The ground floor comprises a welcoming entrance hall, spacious living room, well-proportioned kitchen, separate dining room, practical utility room, guest WC and an integral garage, offering excellent versatility for modern family living.

Upstairs, there are four genuine double bedrooms, ensuring plenty of space for the whole family. The impressive principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.



Living Room 19' 11" x 14' 2" (6.07m x 4.32m)
This spacious living room offers a welcoming space with large doors that open out to the garden, filling the room with natural light. The room features wooden flooring and a freestanding stove set against a simple wall with a wooden mantel shelf, providing a cosy focal point. Its open doorway connects seamlessly to the kitchen, enhancing the flow of the ground floor.

Dining Room 12' 8" x 9' 9" (3.86m x 2.97m)
The dining room enjoys a quiet spot at the front of the house, featuring a charming bay window that floods the room with natural light. It has wooden flooring and neutral walls, creating a calm atmosphere perfect for meals and gatherings. The space is well-proportioned and connects directly to the hallway for ease of access.

Kitchen 14' 11" x 10' 0" (4.55m x 3.05m)
The kitchen is bright and well-equipped, fitted with a range of light wood cabinets and white work surfaces. A large window above the sink overlooks the garden, allowing for plenty of daylight and a pleasant view while working in the kitchen. The floor is tiled in a warm tone, complementing the cabinetry and creating a practical and welcoming space.

Utility Room 8' 6" x 7' 7" (2.59m x 2.31m)
A practical utility room provides additional space for laundry appliances and extra storage. It includes a stainless steel sink and has a window that looks out onto the side of the property.

Hall
The ground floor hallway is bright and welcoming, with wooden flooring and neutral walls. Carpeted stairs with white balustrades lead to the first floor, and there is convenient access to the cloakroom and other ground floor rooms.

W.C.
This light and airy cloakroom on the ground floor is finished with cream tiles halfway up the walls and includes a compact sink and toilet, perfect for guests and everyday convenience.

Bedroom 1 12' 3" x 9' 6" (3.73m x 2.90m)
Bedroom 1 is a comfortable main bedroom with neutral walls and wooden flooring. A large window provides plenty of natural light and lovely views outside. It benefits from built-in wardrobes and an en-suite bathroom for added privacy and convenience.

En-suite 9' 8" x 6' 3" (2.95m x 1.91m)
The en-suite bathroom attached to Bedroom 1 is tiled and fitted with a shower, toilet, and washbasin. It offers a private, convenient space with a window allowing natural light to brighten the room.

Bedroom 2 11' 9" x 9' 7" (3.58m x 2.92m)
Bedroom 2 offers a generous space with wooden flooring and a large front-facing window that fills the room with natural light. Neutral walls create a calm, versatile setting for a range of furnishings.

Bedroom 3 11' 2" x 8' 3" (3.40m x 2.51m)
Bedroom 3 is a smaller room ideal for a home office. It features wooden flooring and a window overlooking the rear garden, bringing in natural light.

Bedroom 4 9' 11" x 7' 8" (3.02m x 2.34m)
Bedroom 4 is a cosy room with wooden flooring and a rear-facing window. This room is perfect as a child's bedroom or a quiet study space.

Bathroom 7' 8" x 6' 3" (2.34m x 1.91m)
The main bathroom is fully tiled with a modern finish, featuring a pedestal sink, toilet, and a shower bath with a glass screen. A window provides natural light and ventilation, completing this fresh and practical family bathroom.

Landing
The landing on the first floor is well-lit, with wooden flooring extending from the stairway. It provides access to all four bedrooms and the main bathroom, offering a practical and uncluttered transition space.

Rear Garden
This property enjoys a large, mature rear garden which is mainly laid to lawn, bordered by mature shrubbery and trees, offering privacy and space for outdoor activities. A paved patio runs alongside the house, perfect for outdoor dining or relaxing. There is also a raised decked entertaining area with seating and firepit, ideal for social gatherings and enjoying the garden views.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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Area Map



Floor Plans



Energy Efficiency Graph

