

for sale

£230,000



## Hilary Crescent Dudley DY1 4JR

This charming semi-detached family home has just hit the market in the sought-after Bramford area. With generous living space, the property presents an excellent opportunity for updates, allowing you to customise it to your taste. Plus, it comes with the added advantage of no upward chain.

# Hilary Crescent Dudley DY1 4JR

## Entrance Porch

Double glazed door and windows to the front elevation.

## Hallway

Double glazed window to the side elevation, understairs storage cupboard, stairs to the first floor accommodation, central heating radiator.

## Lounge

Having double glazed bay window to the front elevation, Brick feature fire surround with gas fire, central heating radiator.

## Dining Room

Double glazed French doors to rear, feature brick fire place with gas fire, central heating radiator.

## Kitchen Diner

Comprising a range of wall and base units with roll top work surfaces over, stainless steel drainer sink unit, space for domestic appliances, plumbing for automatic washing machine, tiling to splash back, tiled floor and double glazed window to the rear elevation.

## Utility Room

Double glazed patio doors, central heating radiator, space for domestic appliances.



## First Floor

### Landing

Double glazed window to the front elevation, loft access with pull down ladder, doors to

### Bedroom One

Double glazed window to the front elevation, fitted wardrobes, central heating radiator.

### Bedroom Two

Double glazed window to the rear elevation, fitted wardrobes, central heating radiator.

### Bedroom Three

Double glazed window to the rear elevation, central heating radiator.

## Bathroom

Suite to comprise paneled bath with shower over, wash hand basin, low level w.c., cupboard housing central heating boiler, radiator, double glazed window. .

## Outside

To the front of the property there is driveway giving off road parking. Rear garden having paved patio area, lawn , timber shed, brick built store and gate giving side access.

## Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.





Total floor area 105.5 m<sup>2</sup> (1,135 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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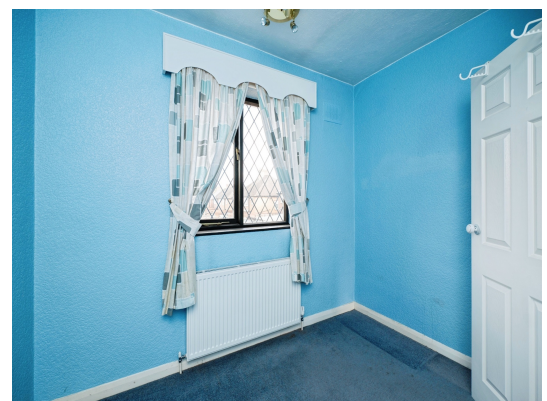
4 & 5 Stone Street  
 DUDLEY DY1 1NS

Property Ref: DUD314932 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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