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Patricia Crescent, Dudley, West Midlands

Asking Price £240,000



Presenting this well-presented semi-detached property, offered for sale in good condition and perfectly suited to families and first-time buyers alike. Located in a desirable residential area, this home enjoys convenient access to excellent public transport links, reputable local schools, an array of local amenities, and inviting nearby parks—ensuring a balanced lifestyle for all residents.

Internally, the property boasts two spacious reception rooms, ideal for both relaxed family time and formal entertaining. One of the reception rooms enjoys direct access to the garden, seamlessly blending indoor and outdoor living.

The kitchen presents a practical and modern layout, complete with a dedicated dining space, enhancing the functionality of day-to-day living and easy entertaining.

Accommodation comprises three bedrooms: two generous doubles offering versatile sleeping or working space, alongside a comfortable single bedroom, ideal as a child's room or home office. The property benefits from two bathrooms, including a convenient downstairs shower room, catering to busy households and guests alike.

A particular highlight is the ample off-road parking, providing peace of mind and ease for family vehicles—a rare find in this locality.

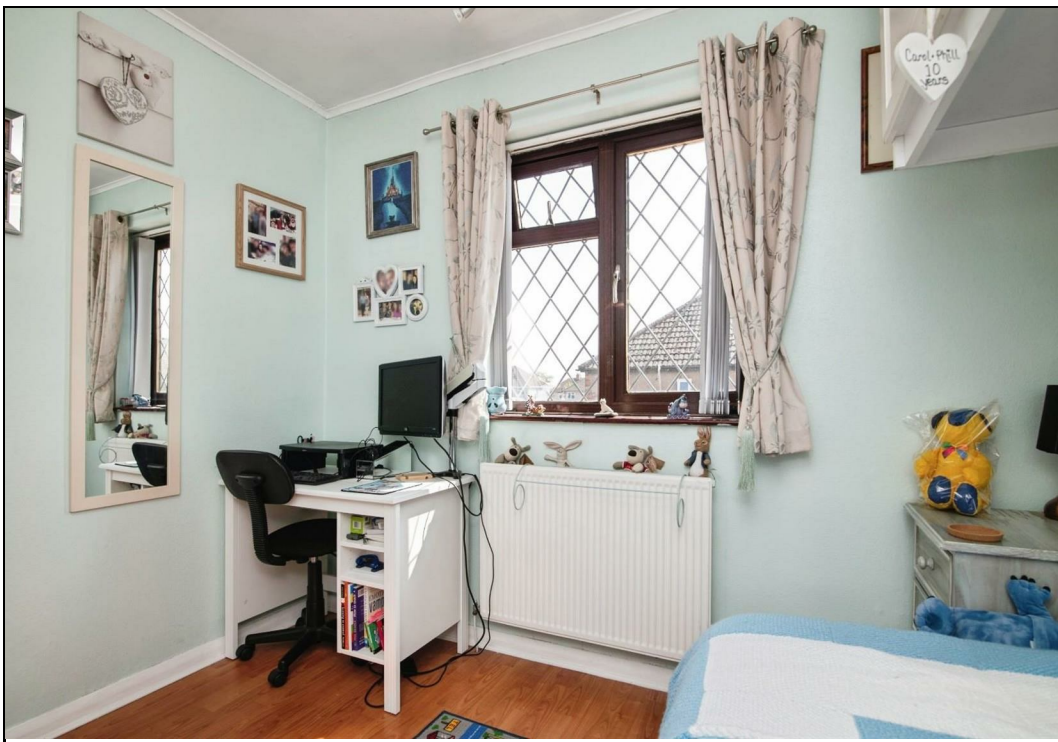
This appealing home offers a brilliant opportunity for those seeking a comfortable, move-in-ready residence in a prime location, with excellent connectivity, abundant leisure options, and all essential services close at hand. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

KEY FEATURES

- SEMI-DETACHED FAMILY HOME
 - THREE BEDROOMS
 - TWO RECEPTION ROOM
 - KITCHEN / DINER
- DOWNSTAIRS SHOWER ROOM
- UPSTAIRS FAMILY BATHROOM
- AMPLE OFF ROAD PARKING
- MINING REPORT AVAILABLE







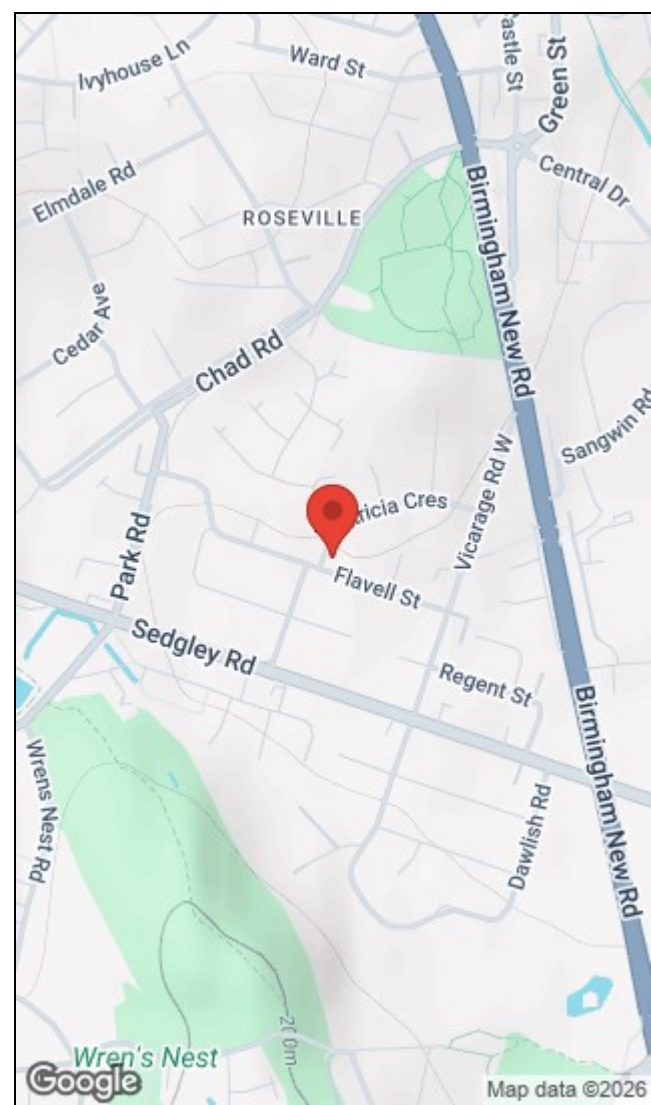


Ground Floor
Floor area 66.7 sq.m. (718 sq.ft.)

First Floor
Floor area 48.6 sq.m. (524 sq.ft.)

Total floor area: 115.4 sq.m. (1,242 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		71	
		77	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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