



## Ashwood Crescent

Dudley, DY3 4BH

Offers In The Region Of £350,000



Hunters are pleased to present this three-bedroom semi-detached house for sale in the sought-after area of Baggeridge Village offering accommodation suited to families and first-time buyers.

The ground floor comprises a separate, spacious reception room with large windows, and a well-proportioned kitchen enjoying natural light, dedicated dining space and direct access to the garden. A useful downstairs WC adds practicality. Upstairs, the master double bedroom benefits from an en-suite, complemented by two further double bedrooms. The main bathroom includes a heated towel rail. Outside, the property features parking and a single garage.

Baggeridge Village sits between Sedgley and Himley, with excellent access to nearby green spaces and walking routes. Himley Hall and Park is a short drive away, offering formal gardens, lakeside walks and family-friendly open space, while Baggeridge Country Park provides woodland trails, play areas and nature walks.

Local amenities can be found in Sedgley, with its high street shops, cafés, pubs and everyday services. A range of primary and secondary schools are available in the wider Dudley and Sedgley area, making the location



Lounge 15' 1" x 11' 10" (4.60m x 3.60m)

This welcoming lounge features a cosy bay window that fills the room with natural light. The space offers a soft carpet underfoot and neutral walls, creating a relaxing setting perfect for unwinding or entertaining guests.

Kitchen/Dining Room 15' 1" x 10' 6" (4.60m x 3.20m)

The kitchen/dining room benefits from abundant natural light courtesy of dual windows and a set of glass doors leading to the garden. It is fitted with smart white cabinets complemented by wood-effect work surfaces and integrated appliances. The dining area is spacious enough to accommodate a dining table, making it ideal for family meals and casual entertaining.

W.C.

The ground floor WC is decorated in a bold blue shade, providing a distinctive and fresh look. It includes a modern white toilet and pedestal basin, creating a practical yet stylish cloakroom space.

Bedroom 1 19' 8" x 15' 9" (6.00m x 4.80m)

The principal bedroom on the second floor is a spacious retreat filled with natural light from twin skylights. It offers ample space for bedroom furniture and storage, complemented by a neutral carpet and walls that create a calm and restful environment. An en-suite shower room provides added privacy and convenience.

En-suite 7' 9" x 4' 10" (2.37m x 1.48m)

The en-suite shower room is compact and functional with a corner shower, pedestal basin, and toilet. The neutral decor complements the primary bedroom, offering a private bathroom space.

Landing

The landing area on the first floor creates a light and airy feel with neutral decoration and access to the first floor rooms as well as to the stairs leading to the second floor.

Bedroom 2 13' 9" x 8' 6" (4.20m x 2.60m)

Arranged as a second bedroom, this space is another bright room with a generous window providing plenty of daylight. It offers a versatile area which could suit bedroom or study needs.

Bedroom 3 11' 10" x 8' 6" (3.60m x 2.60m)

This room is currently arranged as a bright, flexible space with neutral walls and a large window. It is set up as a home office with a desk and chair, providing a comfortable area for working or study.

Bathroom 7' 7" x 6' 3" (2.30m x 1.90m)

Located on the first floor, the bathroom is fitted with a white suite including a bathtub with shower, pedestal basin, and toilet. The décor features a vibrant blue wall colour combined with neutral tiling around the bath, offering a bright and fresh atmosphere.

Rear Garden

The rear garden is a generous enclosed lawn bordered by a brick wall and wooden fencing, offering a secure and private outdoor space. It includes a paved patio area immediately outside the house, ideal for outdoor dining or relaxing in the sun. The garden extends to a detached garage with driveway parking to the side of the property.

Front Exterior

The front exterior of the property is smart and inviting, with a red brick façade, a bay window, and a black front door sheltered by a small canopy. A paved path leads through a neatly maintained front garden with a hedge and lawn, while a driveway provides parking beside the home and access to a detached garage.

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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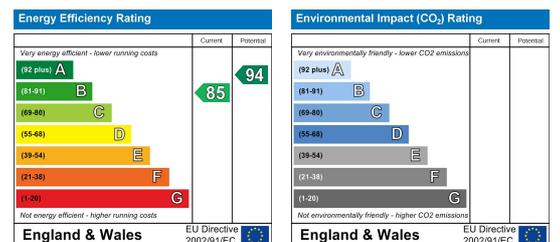
## Area Map



## Floor Plans



## Energy Efficiency Graph



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