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# Addison Croft, Dudley

Asking Price £260,000



Presenting this attractive semi-detached house, now available for sale in a highly sought-after location, ideal for first-time buyers and families alike.

The property boasts a well-designed layout, featuring a bright and spacious through lounge that seamlessly flows, creating a welcoming and versatile living space perfect for relaxing or entertaining guests. The property offers a total of three bedrooms. The master bedroom is a generous double and comes complete with built-in wardrobes, offering ample storage space. The second bedroom is also a double and includes built-in wardrobes, making it perfect for family members or guests. The third bedroom is a comfortable single, well-suited to a child's room, home office, or nursery.

A convenient downstairs WC adds to the practicality of the home, perfectly catering to busy family life or entertaining visitors. Further enhancing convenience is dedicated parking and a single garage, providing ample space for vehicles and additional storage.

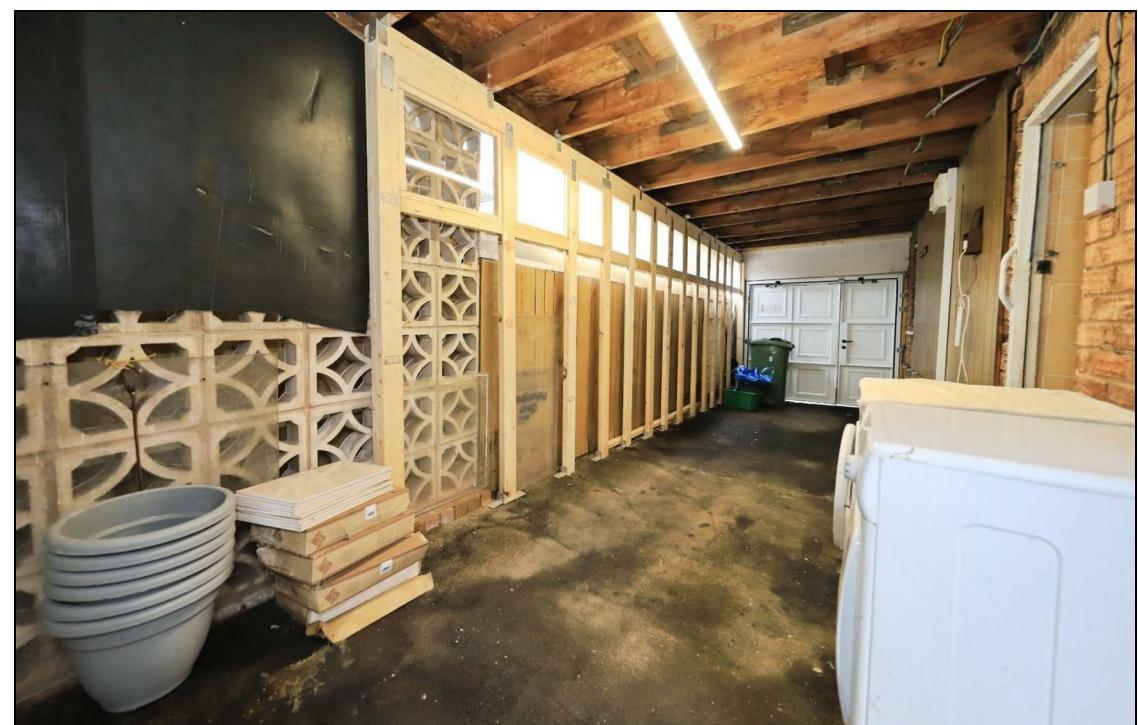
The property is set within a desirable neighbourhood with easy access to nearby schools and parks, making it an excellent choice for those seeking quality educational facilities and outdoor recreation. The area is also popular for its pleasant walking routes, ideal for enjoying leisurely strolls and an active lifestyle.

This is a superb opportunity to acquire a home in a well-connected, family-friendly area. Arrange your viewing today to fully appreciate the comfort and possibilities this impressive property has to offer.

## KEY FEATURES

- SEMI-DETACHED FAMILY HOME
- THROUGH LOUNGE DINER
- DOWNSTAIRS WC
- CARPORT INTO GARAGE
- THREE SPACIOUS BEDROOMS
- AMPLE OFF ROAD PARKING
- PRIVATE REAR GARDEN
- OFFERED WITH NO ONWARD CHAIN
- CALL NOW TO SECURE YOUR VIEIWNG



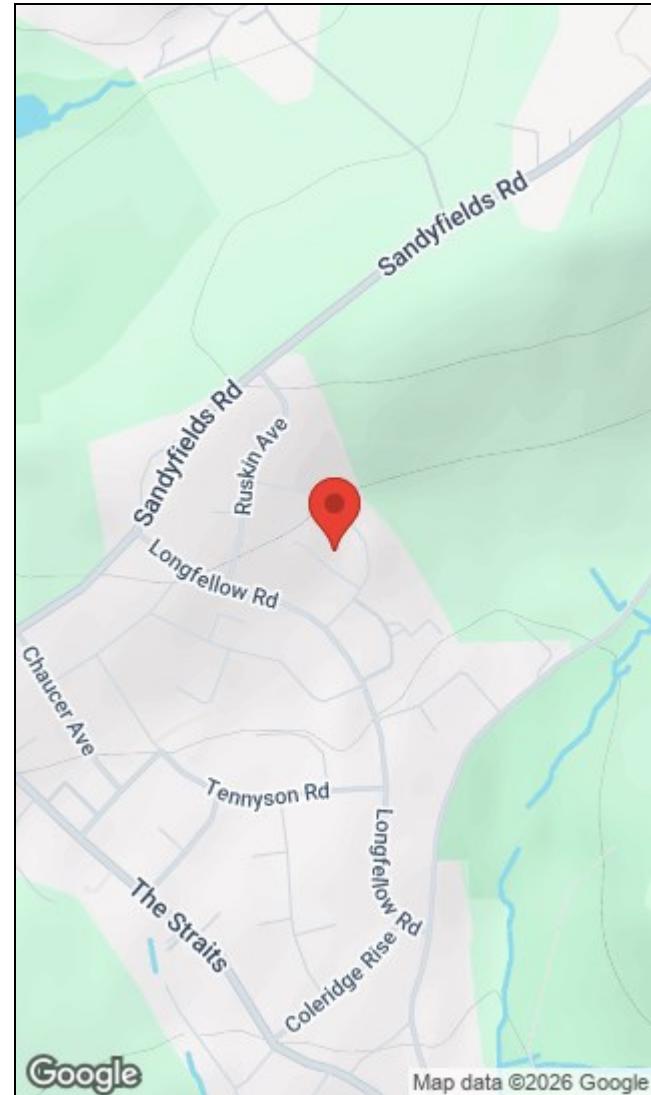






Total floor area: 119.7 sq.m. (1,289 sq.ft.)

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](http://www.Propertybox.io)



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

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