

.9 Bridgewater Crescent, Dudley, DY2 7LT



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Hicks Hadley

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****NO UPWARD CHAIN****

A superb opportunity to acquire an impressively spacious and well maintained home in one of the area's most convenient locations. The property boasts bright, airy interiors, generously proportioned rooms, and a delightful private garden, creating an ideal setting for modern living. Early viewing is strongly advised to appreciate the quality on offer. This property also offers off road parking along with gas central heating.

Hicks Hadley

Offers In The Region Of £210,000 - Freehold



Entrance Hallway

With stairs leading to the first floor landing and doors leading to:-

Lounge 11'10" x 14'1" (3.61m x 4.29m)

Having central heating radiator, laminate flooring, double glazed window to the front elevation and glazed double doors leading to:-

Dining Room/Sitting Room 18'8" x 12'7" (5.69m x 3.84m)

Having laminate flooring, two central heating radiators and double glazed bay window overlooking the rear garden.

Fitted Kitchen

Having a range of units to include a single drainer sink unit, base units with worktops over, matching wall units, fitted oven and hob with cooker hood over, plumbing for automatic washing machine, further appliance space, Ceramic tiling, tiled floor, central heating radiator, door to the central and double glazed window overlooking the rear garden.

Bathroom

The house bathroom leads from the reception hall and comprises panelled bath with shower over, wash hand basin, low level WC, ceramic tiling, heated towel rail and double glazed window overlooking side elevation.

Stairs

Lead from the reception hall to the first floor landing with central heating radiator and double glazed window to side elevation., and doors leading to:-

Bedroom one 12'10" x 12'8"rhh (3.91m x 3.86mrhh)

With two double glazed windows overlooking front elevation, laminate flooring and central heating radiator.

Bedroom 11'8" x 11'5" (3.56m x 3.48m)

With laminate flooring, central heating radiator and double glazed window overlooking rear garden.

Bedroom three 6'11" x 8'3" (2.11m x 2.51m)

Having double glazed window overlooking rear garden, laminate flooring and central heating radiator.



External

The property has a blocked paved driveway to the front with side gated access leading to the rear garden.

Agent Notes

All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :A

EPC :TBC

Tenure Information :FREEHOLD



Any other Material Facts :Traditional brick and block build with tiled roof. All information has been provided by the vendor please confirm details with a chosen solicitor.

Vendor Comments

tenants currently paying £1,000 per month will be sold vacant possession.

