

80 Racemeadow Crescent, Dudley, DY2 0DX



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### Hicks Hadley

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**\*\*NO UPWARD CHAIN\*\***

A spacious, modern three bedroom three storey townhouse in this most popular of locations for access to all local amenities. The property briefly comprises: entrance hall with storage cupboards, shower room, utility room, ground floor bedroom, spacious lounge and fitted breakfast kitchen to first floor and two double bedrooms with ensuites to the second floor. The property further benefits from: integral garage with internal access, private rear garden, driveway, gas central heating and double glazing. A FANTASTIC OPTION FOR UPSIZERS. VIEWING HIGHLY RECOMMENDED. EPC: C

**Offers In The Region Of £250,000 - Freehold**

**Hicks Hadley**



### Entrance Hall

With obscured double glazed front door, central heating radiator, two storage cupboards, stairs to first floor and doors into:

### Shower Room

With walk in shower cubicle, low flush wc, pedestal wash hand basin, central heating radiator and splash back tiling.

### Ground Floor Bedroom 8'6 x 8'6 (2.59m x 2.59m)

With central heating radiator and double glazed window to rear elevation.

### Utility 8'8 x 5'6 (2.64m x 1.68m)

Having base units with worktops over, single drainer sink unit, wall mounted boiler, plumbing for automatic washing machine, space for further appliance, central heating radiator and double glazed door into garden.

### First Floor Landing

With stairs to second floor and doors into:

### Spacious Lounge/Diner 18'8 x 14'5 (max) (5.69m x 4.39m (max))

Having two central heating radiators, feature fireplace with electric fire and two double glazed windows to front elevation.

### Breakfast Kitchen 14'5 x 10'8 (4.39m x 3.25m)

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, central heating radiator, integrated oven, gas hob, extractor over, integrated dishwasher, splash back tiling, spotlights and two double glazed windows to rear elevation.

### Second Floor Landing

With doors into:

### Bedroom One 14'5 x 12'1 (max) (4.39m x 3.68m (max))

With central heating radiator and two double glazed windows to rear elevation

### Ensuite Shower Room

Having shower cubicle, vanity wash hand basin, low flush wc, heated towel rail, splash back tiling and spotlights.

### Bedroom Two 12'6 x 12'6 (max) (3.81m x 3.81m (max))

Having central heating radiator, integrated wardrobes, two double glazed windows to front elevation and door into:



### Ensuite Bathroom

Having bath, vanity wash hand basin, low flush wc, heated towel rail, spotlights and splash back tiling.

### Garage 17'2 x 7'8 (max) (5.23m x 2.34m (max))

With useful storage space and internal access door to entrance hall.

### Outside

Front: With driveway leading to garage door and front door entrance.

Rear: With patio leading to lawn.

### Agents Note

We have been informed that the property is freehold.



Please check this detail with your solicitor.

COUNCIL TAX BAND: B

All main services are connected.

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

EPC: C

