

# HUNTERS<sup>®</sup>

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## Marshall Crescent

Wordsley, DY8 5TA



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Asking Price £400,000



## Front of The Property

To the front of the property there is decorative chipping stones with planted shrubs, large secure lawn to side, pathway leading to storm porch with double glazed composite door leading to entrance hall.

## Entrance Hall

With a double glazed composite door leading from the front of the property, stairs to first floor landing, doors to various rooms, tiled floor and a central heating radiator.

## Lounge

14'5" x 11'9" max (4.4 x 3.6 max)

With a door leading from the entrance hall, space for seating, laminate floor, double glazed french doors and windows to rear, further double glazed window to side and a central heating radiator.

## Dining Room

9'10" x 8'6" (3 x 2.6)

With a door leading from the entrance hall, space for dining table, laminate floor, double glazed bay window to front, further double glazed window to side and a central heating radiator.

## Kitchen

11'1" x 8'6" max (3.4 x 2.6 max)

With a door leading from the entrance hall, fitted with a range of matching wall and base units, worksurfaces with matching upstands, one and a half stainless steel sink and drainer, integrated oven, separate gas hob, stainless steel cooker hood over, plumbing for washing machine, space for fridge freezer, housed central heating boiler, tiled floor, double glazed door to side, double glazed window to front and a central heating radiator.

## WC

With a door leading from the entrance hall, WC, wash hand basin, tiled splashback, tiled floor, double glazed window to side and a central heating radiator.

## Landing

With stairs leading from the entrance hall, stairs to upper landing, doors to various rooms, storage cupboard, double glazed window to side and a central heating radiator.

## Bedroom Two

11'5" x 10'5" max (3.5 x 3.2 max)

With doors leading from the landing and en suite, fitted wardrobes, double glazed french doors to Juliet Balcony, double glazed window to side and a central heating radiator.

## En Suite

With a door leading from bedroom two, shower cubicle, WC, wash hand basin, tiled splashback, tiled floor, double glazed window to front and a central heating radiator.

## Bedroom Three

12'5" x 9'10" (3.8 x 3)

With a door leading from the landing, fitted wardrobes, dual aspect double glazed windows to rear and side a central heating radiator.

## Bedroom Five

9'10" x 6'2" max (3 x 1.9 max)

With a door leading from the landing, double glazed window to front and a central heating radiator.

## Bathroom

With a door leading from the landing, bath with shower over, fitted shower screen, WC, wash hand basin, shaver point, tiled floor and walls, double glazed window to side and a chrome heated towel rail.

## Upper Landing

With stairs leading from the landing, doors to various rooms, loft access, double glazed windows to side and rear and a central heating radiator.

## Master Bedroom

19'8" x 10'2" max (6 x 3.1 max)

With a door leading from the landing and open to dressing area, two sets of fitted wardrobes, three double glazed windows to front, further double glazed window to side and two central heating radiators.

## En Suite

With a door leading from the dressing area, shower cubicle, WC, wash hand basin, tiled splashback, tiled floor, double glazed window to side and a chrome heated towel rail.

## Bedroom Four

12'9" x 9'10" (3.9 x 3)

With a door leading from the landing, fitted wardrobes, dual aspect double glazed windows to side and rear and a central heating radiator.

## Garage

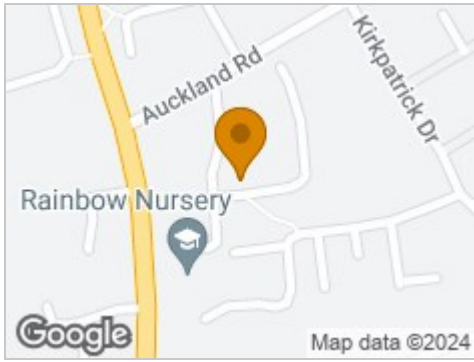
With an up and over door and driveway to front, double glazed door to garden, light and power.

## Garden

With double glazed french doors leading from the lounge to a patio seating area, decorative slate, well maintained lawn, partly walled, planted shrubs, outside tap, double glazed door to garage and gated side access leading to the front of the property.



## Road Map



## Hybrid Map



## Terrain Map



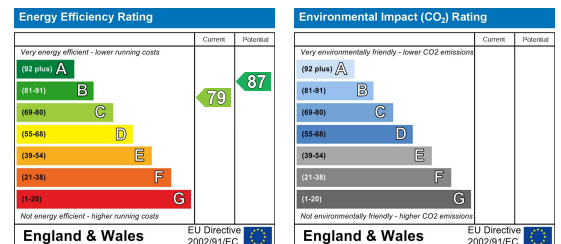
## Floor Plan



## Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.