

HUNTERS[®]

HERE TO GET *you* THERE



Marshall Crescent

Wordsley, DY8 5TA



Council Tax: E



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£420,000



Front of the Property

To the front of the property there is a path leading to the front door, gate to the side and rear providing access to the rear garden, driveway in front of the property and also in front of the garage with an up and over door.

Inner Hall

With a double glazed door leading from the side of the property, cupboard with plumbing for a washing machine, stairs leading to the first floor, doors to the cloakroom and lounge and a central heating radiator.

Lounge

11'11" x 14'5" (3.63 x 4.39)

With doors leading from the hall and kitchen, built in media wall, double glazed doors leading to the rear garden, double glazed window to the side and two central heating radiators.

Open Kitchen Dining Room

21'7" x 10'5" + bay (6.6 x 3.2 + bay)

With a door leading from the front of the property, this modern re fitted open plan kitchen dining room has a range of wall and base units, work surfaces with tiled splash back, double electric oven, induction hob with extractor fan over, sink and drainer, integrated fridge, freezer, dishwasher and microwave, double glazed bay window to the front, further double glazed windows to the front and side, tiled flooring, door to the lounge and two central heating radiators.

Cloakroom

With a door leading from the inner hall, WC, wash hand basin, tiled flooring, recessed spotlights, part tiled walls and an extractor fan.

First Floor Landing

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

Bedroom Three

10'11" x 14'6" (3.33 x 4.42)

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

Bedroom Four

10'0" x 11'8" (3.05 x 3.56)

With a door leading from the first floor landing, built in wardrobes, double glazed window side, double glazed juliet balcony to the front and a central heating radiator.

Bedroom Five

7'6" x 13'3" (2.29 x 4.04)

With a door leading from the first floor landing, laminate flooring, two double glazed windows to the front, recessed spotlights and a central heating radiator.

BATHROOM

With a door leading from the first floor landing, bath, WC, wash hand basin, part tiled walls, double glazed window to the side, extractor fan and a central heating radiator.

Second Floor Landing

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

Bedroom Two

10'3" x 14'11" (3.12 x 4.55)

With a door leading from the second flooring landing, built in wardrobes, double glazed windows to the rear and side and a central heating radiator.

Bedroom One

12'9" x 15'5" (3.89 x 4.7)

With a door leading from the second floor landing, open to the dressing area/bedroom six, two double glazed windows to the front and one to the side, built in wardrobes and two central heating radiators.

Dressing Room/Bedroom Six

Opening from the master bedroom and having a double glazed window to the front and a central heating radiator.

Potential En Suite

This room has plumbing for an en suite which would need to be installed by any prospective buyer.

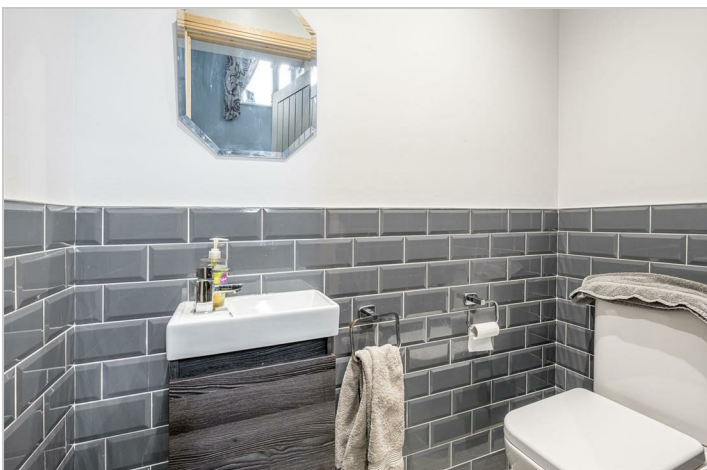
Garden

With access via the lounge this low maintenance rear garden has a decked area with an astro turf area to the side, path leading to a patio area, double glazed door leading to the garage and gates providing access to the front and rear of the property.

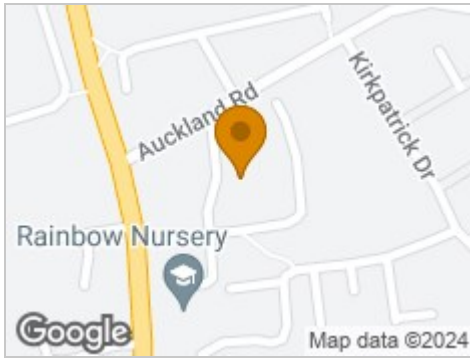
Garage

9'0" x 17'6" (2.74 x 5.33)

With an up and over door leading from the driveway, the garage has been split into a bar and useful storage area with a door to the garden.



Road Map



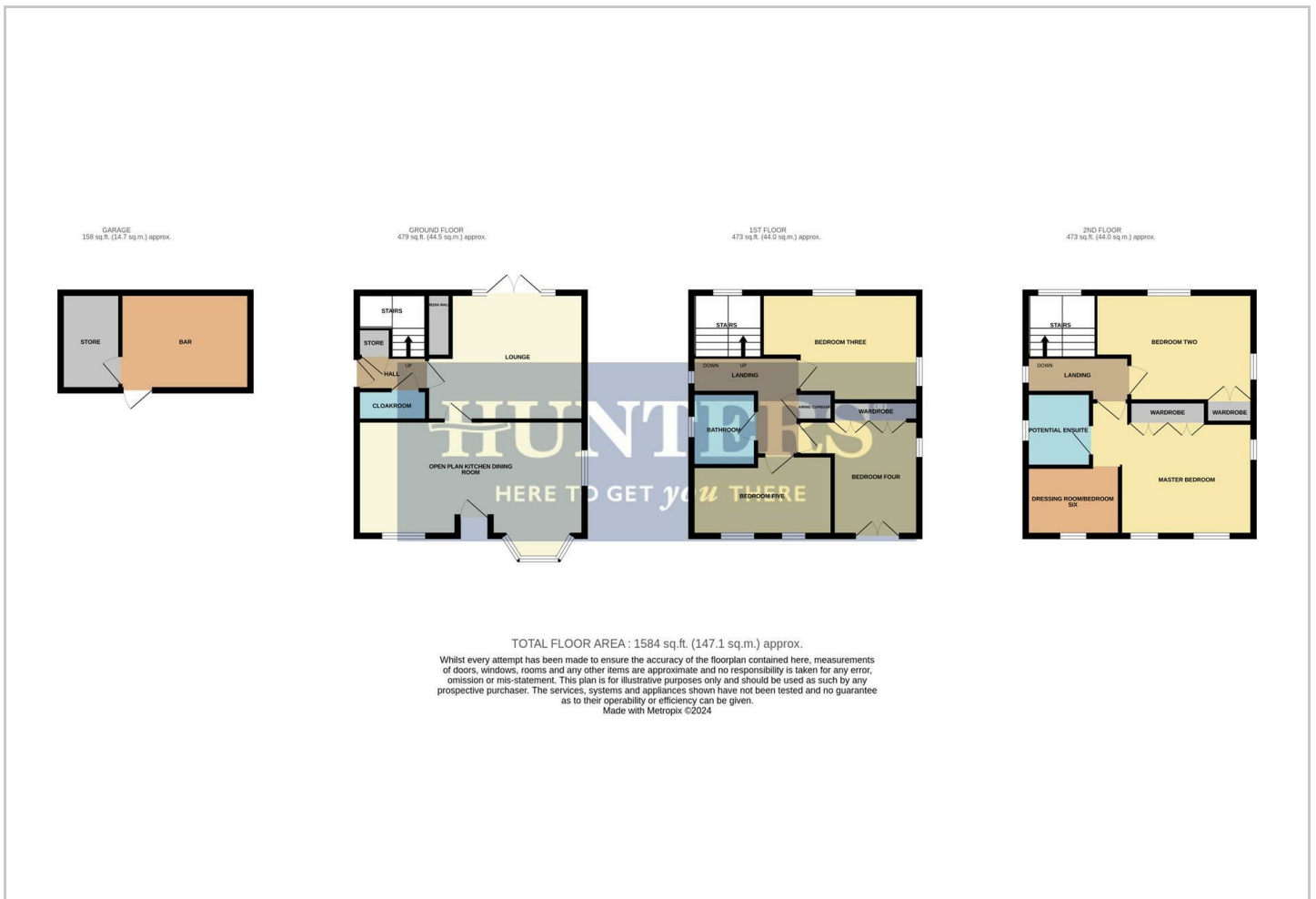
Hybrid Map



Terrain Map



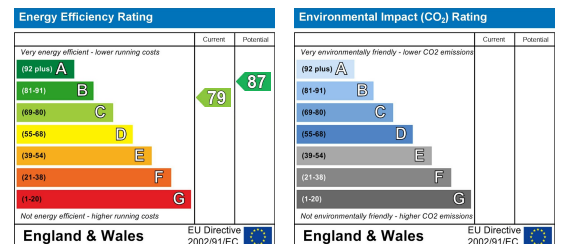
Floor Plan



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.