



Stourton Crescent, Stourton, DY7 6RR

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EXCLUSIVE



AVONDALE

## Stourton Crescent, Stourton, DY7 6RR

Positioned on a generous size plot, in a highly desirable cul de sac in Stourton, is this charming three bedroom detached bungalow. With a large foregarden and a tarmacadam driveway leading to a garage. On approach through a welcoming entrance porch and hall, rear hall with utility area, lounge with double glazed bay window to rear and a stylish fitted kitchen with double doors leading to a dining room. Completing the accommodation are three good size bedrooms with fitted wardrobes and a bathroom with bath and separate shower cubicle. With a large rear garden having patio and lawn, outdoor lighting and useful gated access to both sides. This beautiful home further benefits from being situated with an abundance of popular eateries and pubs within a short distance, and is ideally located with Wollaston and Kinver nearby.





### **Front Of The Property**

With a tarmacadam driveway leading to garage, lawn to front, shrub borders, path to front door and gated side access.

### **Porch**

With a double glazed door to front, double glazed window to front, tiled floor, wall lights and double glazed door to the entrance hall.

### **Entrance Hall**

With a double glazed door from the porch, doors to rooms, loft access and a central heating radiator.

### **Lounge**

18'8" x 11'10"

With a door from the entrance hall, double glazed window to front, two double glazed windows to side, double glazed bay window to rear, gas fire with decorative surround and a central heating radiator.

### **Bedroom One**

10'10" x 10'6"

With a door from the entrance hall, double glazed window to rear, fitted wardrobes and a central heating radiator.

### **Bedroom Two**

9'10" x 10'4"

With a door from the entrance hall, fitted wardrobes and a central heating radiator.



### **Bathroom**

With a door from the entrance hall, bath, shower cubicle, WC, wash hand basin set into vanity unit, part tiled walls, tiled floor, double glazed window to side, extractor fan, recessed spotlights and a chrome heated towel rail.

### **Kitchen**

11'6" x 11'2"

With a door from the entrance hall, fitted wall and base units, work surfaces with tiled splashback, one and a half stainless steel sink and drainer, integrated double oven, gas hob, stainless steel cooker hood, plumbing for washing machine, integrated fridge freezer, recessed spotlights, tiled floor, double glazed window to rear and double doors to the dining room.

### **Dining Room**

16'0" x 7'1"

With a door from the kitchen, double glazed bow window to front, door to rear hall/bedroom three and a central heating radiator.

### **Bedroom Three**

8'0" x 12'2"

With a door from the dining room, built in mirror fronted wardrobes, double glazed window to side, double glazed bow window to rear and a central heating radiator.



### **Rear Hall/Utility Area**

With a door from the dining room, plumbing for washing machine, work surfaces with tiled splashback, tiled floor, double glazed door to rear and a central heating radiator.

### **Garden**

With a double glazed door from the utility to large patio with lawn beyond, raised shrub borders, gated side access to both sides, outside tap and outdoor lighting.

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. 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.

## GROUND FLOOR



7 STOURTON CRESCENT, STOURTON, STOURBRIDGE, DY7 6RR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -  
01384 443331 <https://www.hunters.com>

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