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HERE TO GET *you* THERE



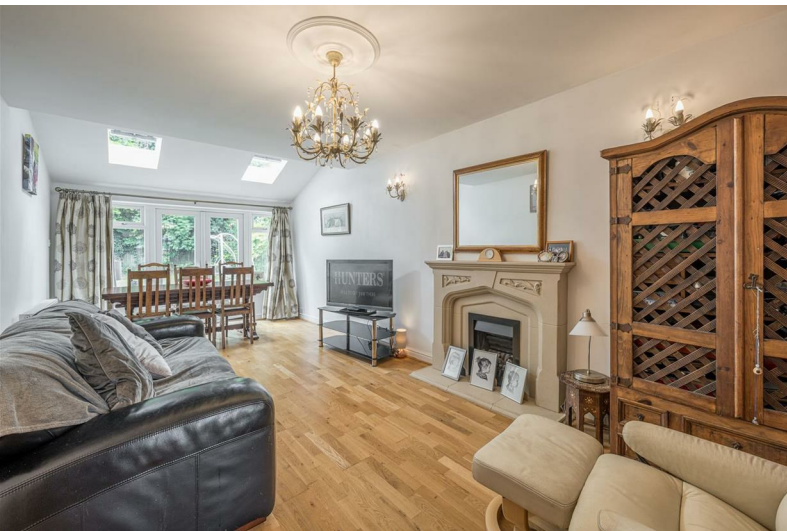
York Crescent

Stourbridge, DY8 4RR

Offers In Excess Of £385,000



Council Tax: D



21 York Crescent

Stourbridge, DY8 4RR

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Front of The Property

To the front of the property there is a generous size block paved driveway with well maintained lawn, shrub border and gated side access leading to rear garden.

Porch

With a double glazed door leading from the front of the property, feature arch double doors leading to entrance hall and quarry tiled floor.

Entrance Hall

With feature double doors leading from the porch, doors to various rooms, stairs to first floor landing, storage cupboard, wooden floor and a central heating radiator.

Sitting Room

13'1" x 11'1" (4 x 3.4)

With doors leading from the entrance hall and lounge diner, space for seating, double glazed window to front and a central heating radiator.

Lounge Diner

22'7" x 11'1" (6.9 x 3.4)

With doors leading from the entrance hall and sitting room, space for both seating and dining, feature fire place with gas fire, wooden floor, double glazed skylight windows, double glazed french doors to rear and a central heating radiator.

Kitchen Breakfast Room

16'4" x 12'5" (5 x 3.8)

With doors leading from the entrance hall and utility, matching wall and base units, worksurfaces with tiled splashback, sink and drainer, space for Rangemaster cooker with extractor hood over,

space for dishwasher and American fridge freezer, centre island with breakfast bar, tiled floor, recessed spotlights, double glazed skylight windows, double glazed french doors and windows to rear and a central heating radiator.

Utility

With doors leading from the kitchen breakfast room and garage, matching wall and base units, worksurfaces with tiled splashback, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, tiled floor, double glazed skylight window, extractor fan and a central heating radiator.

WC

With a door leading from the entrance hall, WC, wash hand basin, tiled splashback, tiled floor, extractor and central heating radiator.

Landing

With stairs leading from the entrance hall, doors to various rooms, loft access and double glazed window to side.

Bedroom One

14'5" x 11'5" (4.4 x 3.5)

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

Bedroom Two

13'5" x 9'3" (4.11 x 2.84)

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

Bedroom Three

8'0" x 7'4" (2.46 x 2.26)

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 attachment, separate shower with waterfall shower head, separate shower attachment, WC, wash hand basin, part tiled walls, recessed spotlights, extractor, double glazed window to rear and a chrome heated towel rail.

Garage

16'4" x 9'2" (5 x 2.8)

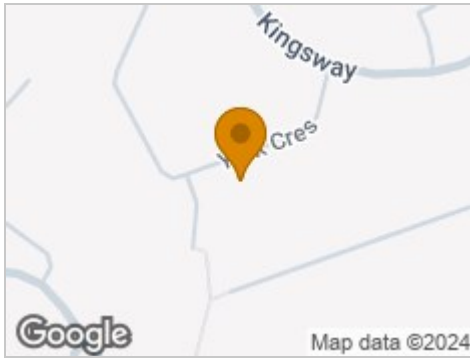
With a door leading from the utility, doors to front, storage space and wall mounted central heating boiler.

Garden

With double glazed doors leading from the kitchen breakfast room and lounge diner to a patio seating area, raised well maintained lawn, mature shrubs and trees, Wisteria, shed and gated side access leading to the front of the property.



Road Map



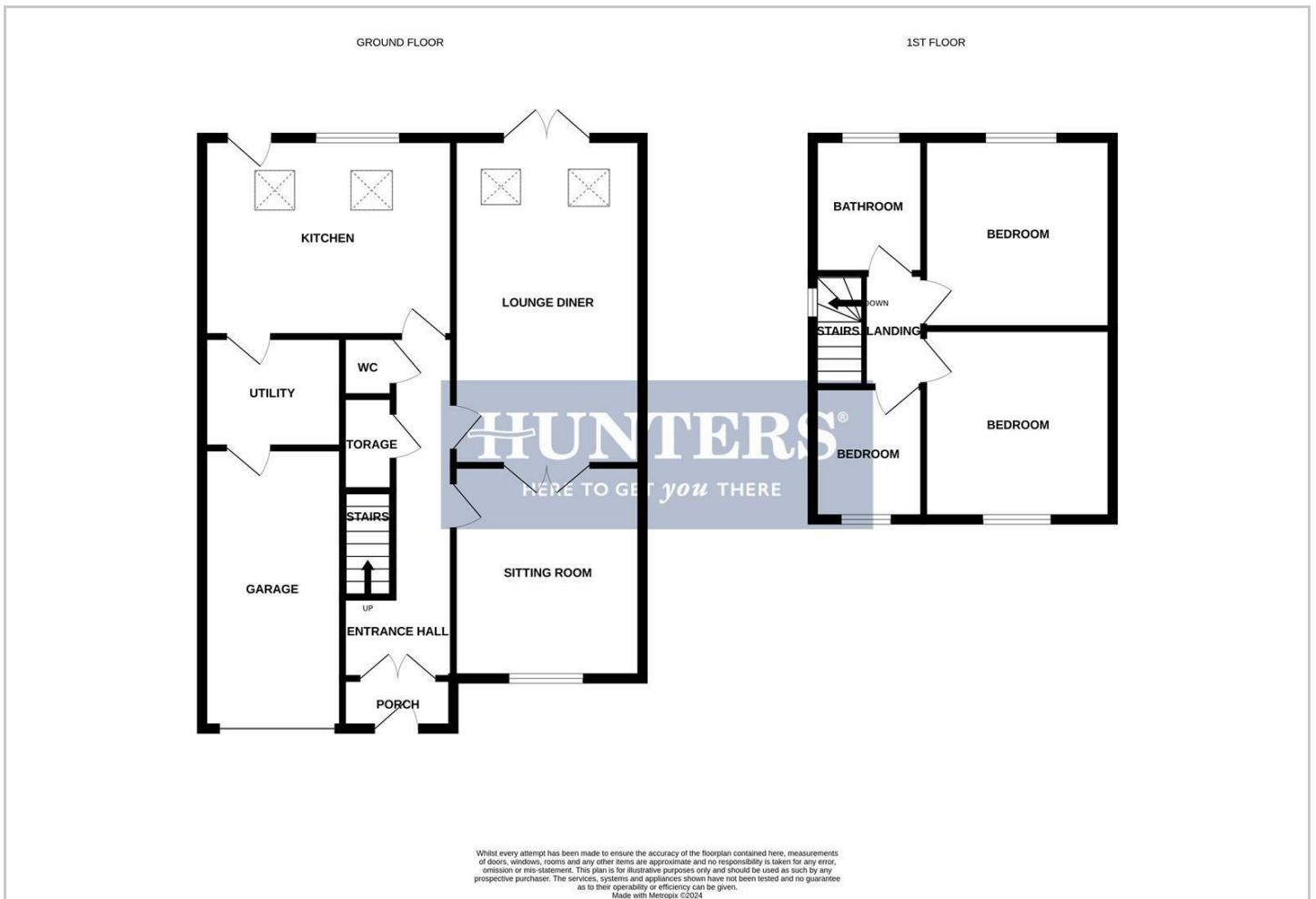
Hybrid Map



Terrain Map



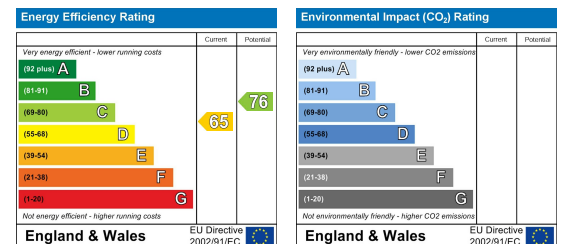
Floor Plan



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.