

# HUNTERS<sup>®</sup>

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## Ploverdale Crescent

Kingswinford, DY6 8XU

£400,000





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## Front of the Property

With a tarmac driveway to front, mature shrub borders, decorative chipping stones, up and over door to garage, security light, gated side access and storm porch with double glazed door to front.

## Entrance Hall

With a double glazed door to front, tiled floor, door to lounge, stairs leading to the first floor landing and a central heating radiator.

## Lounge

16'2" into bay x 13'1" (4.93 into bay x 3.99)

With a door leading from the entrance hall, double glazed bay window to front, gas fire with decorative surround, door to dining room and a central heating radiator.

## Dining Room

10'2" x 8'11" (3.12 x 2.72)

With a door leading from the lounge, space for dining table, double glazed sliding door to conservatory, door to kitchen and a central heating radiator.

## Kitchen

10'3" x 9'4" (3.13 x 2.87)

With a door leading from the dining room, tiled floor, range of fitted wall and base units, work surfaces over with tiled splash back, integrated oven with gas hob above, space for fridge freezer, storage cupboard, double glazed window to rear, door to utility room and a central heating radiator.

## Conservatory

12'10" x 10'4" (3.92 x 3.16)

With a double glazed sliding door leading from the dining room, double glazed windows to side and rear and a double glazed door to garden.

## Utility

6'3" x 5'5" (1.91 x 1.69)

With a door leading from the kitchen, tiled floor, wall mounted boiler, double glazed door to garden, plumbing for washing machine and dishwasher, space for tumble dryer, door leading to WC and a central heating radiator.

## Landing

With stairs leading from the entrance hall, doors leading to various rooms, loft access, storage cupboard and a central heating radiator.

## Bedroom One

9'10" x 13'1" (3.00 x 3.99)

With a door leading from the landing, fitted wardrobe, door leading to en suite, double glazed windows to front and a central heating radiator.

Tel: 01384 443331

### En Suite

4'4" x 8'6" (1.34 x 2.6)

With a door leading from the bedroom one, tiled wall, walk in shower cubicle, WC, wash hand basin, double glazed window to side and a chrome heated towel rail.

### Bedroom Two

9'2" x 9'3" (2.81 x 2.84)

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

### Bedroom Three

9'2" max x 7'11" (2.81 max x 2.42)

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

### Bedroom Four

7'2" x 7'3" (2.2 x 2.22)

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

### Bathroom

6'2" x 6'2" (1.89 x 1.9)

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

### Garden

With doors leading from the conservatory and utility, patio area, lawn beyond with mature shrub borders, green house, garden shed, path leading to further lawn, gated side access and outdoor tap.

### Garage

16'11" x 7'6" (5.16 x 2.31)

With an up and over door to front and power and light.



Road Map



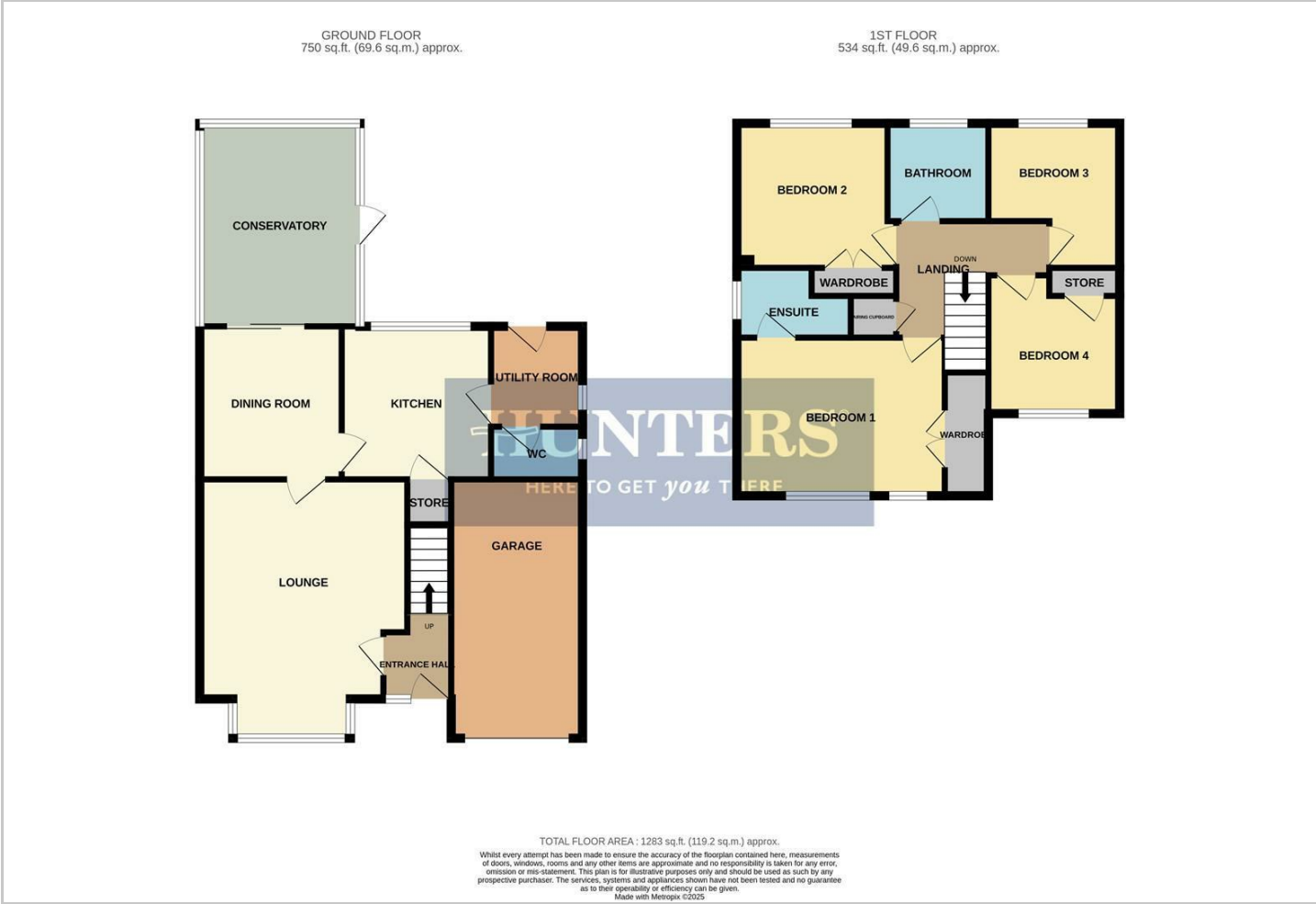
Hybrid Map



Terrain Map



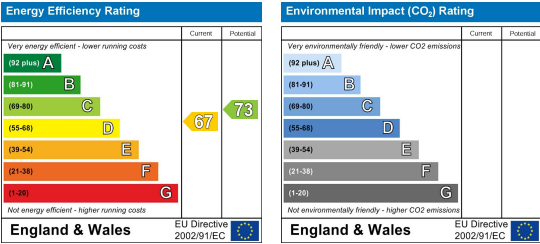
Floor Plan



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.