

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## The Crescent

Cookley, DY10 3RY



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Offers In The Region Of £335,000



## Front Of The Property

To the front of the property there is well maintained lawns, shrub borders and patio seating areas with lovely frontal outlook over open green and mature trees.

## Entrance Hall

With a double glazed door and window leading from the front of the property, doors to various rooms, stairs to first floor landing, under stairs storage cupboard, parquet floor and a central heating radiator.

## Lounge Diner

20'8" x 20'4" max (6.3 x 6.2 max)

With a door leading from the entrance hall and kitchen, storage cupboard, comfortable space for seating and dining, recessed spotlights, wooden floor, two sets of double glazed french doors to garden, double glazed window to front and two central heating radiators.

## Kitchen

16'0" x 8'6" (4.9 x 2.6)

With a door leading from the lounge diner, fitted with matching high gloss wall and base units, work surfaces with splashback, integrated fridge, dishwasher, oven and grill, separate electric hob, stainless steel cooker hood over, one and a half ceramic sink and drainer, space for breakfast table, recessed spotlights, double glazed window to side and double glazed french doors to the rear garden.

## Utility

With a door leading from the entrance hall, open to shower room, plumbing for washing machine, space for tumble dryer, tiled floor, double glazed window to front and a central heating radiator.

## Shower Room

Open from the utility, WC, wash hand basin, shower with waterfall shower head and separate shower attachment, inset vanity shelf, tiled floor and walls and recessed spotlights.

## Landing

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

## Bedroom One

11'9" x 11'5" (3.6 x 3.5)

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

### Bedroom Two

11'9" x 8'6" (3.6 x 2.6)

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

### Bedroom Three

8'6" x 4'11" (2.6 x 1.5)

With a door leading from the landing, storage cupboard, double glazed french doors to juliet balcony and a central heating radiator.

### Bathroom

With a door leading from the landing, bath with separate shower attachment, shower rail, WC and wash hand basin set into vanity unit, recessed spotlights, tiled floor, part tiled walls and double glazed window to rear.

### Garden

With double glazed french doors leading from the lounge diner and kitchen to a patio seating area, steps down to well maintained lawn with shrub borders and decorative slate, garden shed, gate to carport providing further seating area, double gates to rear parking and access to oversized garage.

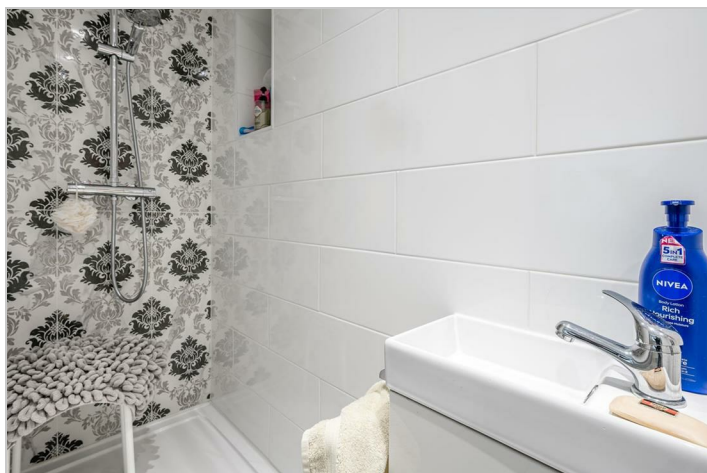
### Oversized Garage

20'4" x 13'1" (6.2 x 4)

With an up and over door to front, double glazed door to side, light, power and parking space outside.

### Garage Two

With an up and over door to front.



## Road Map



## Hybrid Map



## Terrain Map



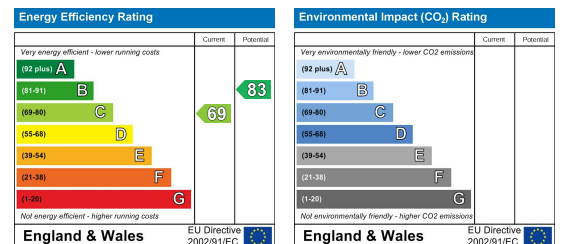
## Floor Plan



## 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.