



Brook Crescent, Hagley, Stourbridge, DY9 0QE

welcome to

Brook Crescent, Hagley, Stourbridge

STUNNING OPEN- PLAN LIVING SPACE TO REAR *** FOUR BEDROOMS AND THREE BATHROOMS *** COMPLETELY RENOVATED TO A HIGH STANDARD BY CURRENT OWNERS *** GENEROUS REAR GARDEN ***

SOUGHT- AFTER CUL-DE-SAC LOCATION *** PLANNING PERMISSION FOR FIFTH BEDROOM, DRESSING ROOM AND EN-SUITE





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

On Approach

Set on a corner plot of the private cul- de- sac Brook Crescent with tarmac driveway, the canopy porch leads to composite front door and diamond shaped window. Featuring a side gate with access to rear garden.

Entrance Hall

9' 4" x 15' (2.84m x 4.57m)

Double glazed diamond shaped window and composite door to front, spotlights, radiator, stairs to first floor accommodation with understairs storage drawers, useful for shoes and bags and understair cupboard. With door to reception room one and double glass doors to open-plan kitchen.

Reception Room One

17' 9" x 11' 10" (5.41m x 3.61m)

Double glazed bay window to front, ceiling spot lights and two radiators.

Open-Plan Kitchen/Dining

31' 4" x 19' 1" (9.55m x 5.82m)

Underfloor heating, four double- glazed skylight windows, bi-fold doors to rear garden, ceiling spot lights, two feature light fittings, range of wall and base units, Quartz worktops, centre island, BOSCH induction hob, extractor over, recessed sink/drain, three BOSCH ovens/ microwave built into a tall housing unit, integrated wine cooler, dishwasher, full-length fridge and freezer, under plinth lighting and door to utility room.

Utility

Double glazed window and door to rear, ceiling spotlights, range of wall and base units, Quartz worktops, sink with mixer tap, space for washing machine and tumble dryer, cupboard housing Worcester Bosch central heating boiler, and doors to downstairs shower room and garage.

Downstairs Shower Room

Obscure double glazed window to side, ceiling spotlights, shower cubicle with glass screen, wc, wash hand basin and mixer tap, and heated towel rail.

Reception Room Two

8' 10" x 16' 4" (2.69m x 4.98m)

CURRENTLY USED AS A PLAY ROOM. Double glazed window to front, ceiling spotlights, double doors to kitchen and radiator.

Landing

Ceiling feature light, spotlights, access to boarded loft with pull down ladder and doors to various rooms.

Bedroom One

11' 10" x 12' 9" (3.61m x 3.89m)

Double glazed bay window to front, ceiling spotlights, radiator, and doors to en-suite.

En- Suite

Under-floor heating, obscure double glazed window to front, ceiling spot lights, shower cubicle with glass screen, wc, unit with storage, wash hand basin and mixer tap, and heated towel rail.

Bedroom Two

13' 11" x 11' 10" (4.24m x 3.61m)

Double glazed window to rear, ceiling spotlights, radiator and wardrobe.

Bedroom Three

8' 9" x 9' 1" (2.67m x 2.77m)

Double glazed window to rear, ceiling spotlights, radiator and integrated wardrobe.

Bedroom Four

8' 10" x 9' 5" (2.69m x 2.87m)

Double glazed window to front, ceiling spotlights, radiator and wardrobe.

Family Bathroom

Underfloor heating, obscure double glazed window to rear, ceiling spot lights, bath with mixer tap, shower cubicle with glass screen, wc, vanity unit with storage, wash hand basin and mixer tap, and heated towel rail.

Garage

11' 9" x 22' 1" (3.58m x 6.73m)

Electric door, ceiling light, amble wall mounted storage and electric sockets.

Rear Garden

Block paved patio and lawn, border filled with shrubs for privacy, outside tap, lighting, and door to utility.



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- FOUR BEDROOMS & THREE BATHROOMS

Tenure: Freehold EPC Rating: E
Council Tax Band: F

offers over
£800,000



Please note the marker reflects the
postcode not the actual property

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