

# HUNTERS®

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## Marshall Crescent

Stourbridge, Wordsley, DY8 5TA



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## Front of The Property

To the front of the property there is a driveway for two cars and a door leading to the entrance hall.

## Entrance Hall

With a door leading from the front, stairs to the first floor landing, doors to various rooms, storage cupboard, tiled floor and a central heating radiator.

## Cloakroom

With a door leading from the entrance hall, WC, wash hand basin, double glazed window to front, tiled floor, extractor fan and a central heating radiator.

## Kitchen

11'5" x 6'6" (3.5 x 2)

With a door leading from the entrance hall, fitted with a range of wall and base units, work surfaces, one and a half stainless steel sink and drainer, integrated fridge, freezer and dishwasher, electric oven, gas hob with extractor fan, cupboard housing boiler, tiled floor and double glazed window to front.

## Lounge

13'1" x 11'5" (4 x 3.5)

With a door leading from the entrance hall, electric fire with decorative surround, double glazed doors to rear garden, double glazed window to rear, wooden floor and a central heating radiator.

## Landing

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

## Bedroom One

13'1" (into wardrobes) x 7'10" (4 (into wardrobes) x 2.4)

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

## Bedroom Two

13'1" (into wardrobes) x 7'6" (4 (into wardrobes) x 2.3)

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

## Bathroom

With a door leading from the landing, bath, shower cubicle, WC, wash hand basin, tiled floor, part tiled walls and a central heating radiator.

## Garden

With access from the lounge to a patio area with slate to the side, lawn beyond with path leading to a garden shed and gated rear access.



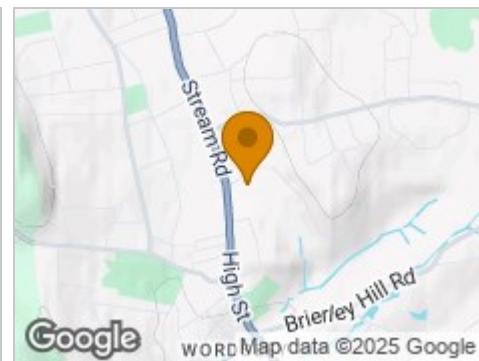
## Road Map



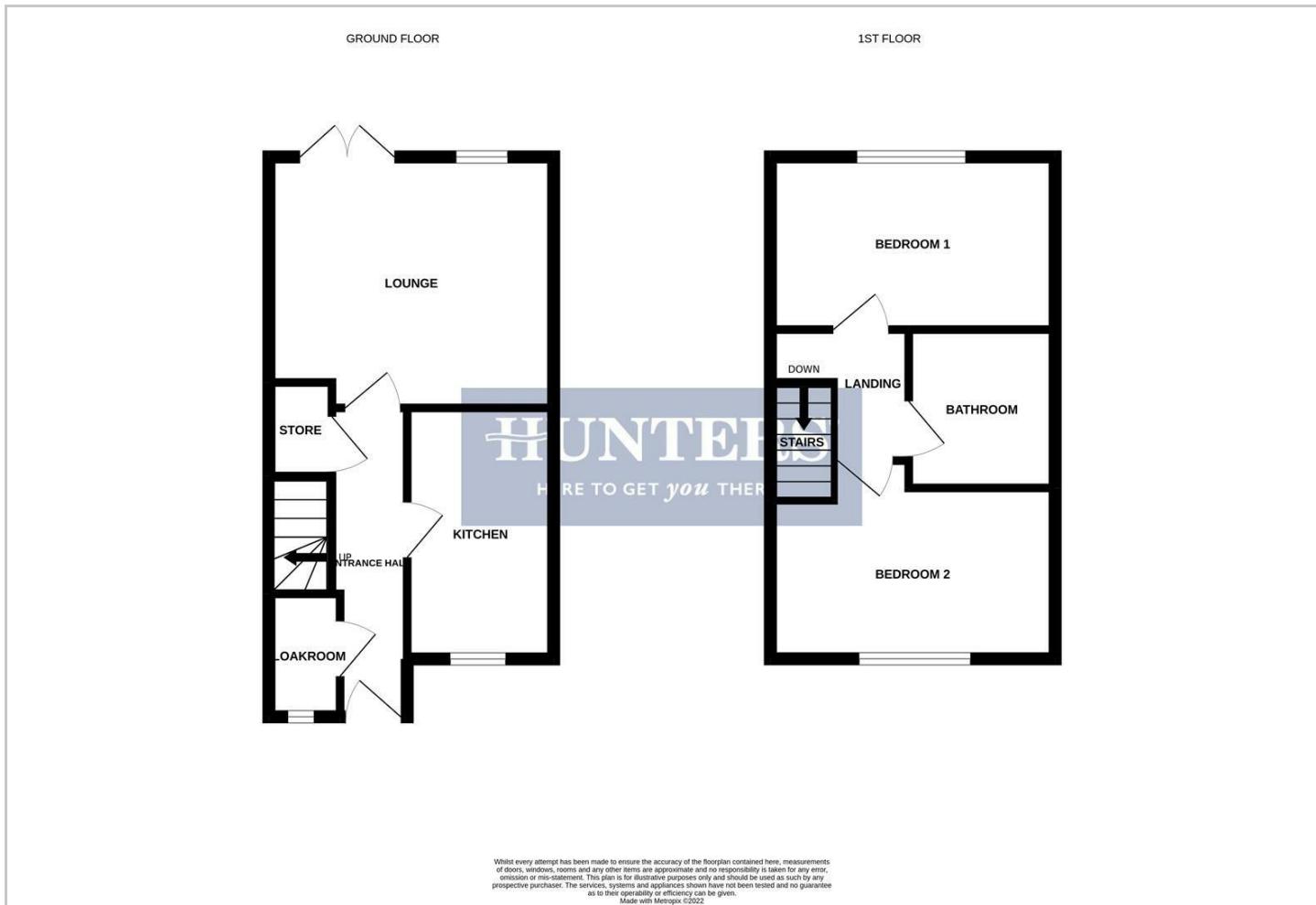
## Hybrid Map



## Terrain Map



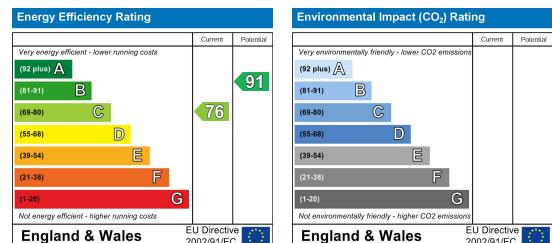
## Floor Plan



## 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.