HUNTERS®

HERE TO GET *you* THERE



Marshall Crescent

Wordsley, DY8 5TA

£275,000

3 2 1 C

Council Tax: C





43 Marshall Crescent

Wordsley, DY8 5TA

£275,000





Front of the Property
To the front of the property there is a path leading to the front door, door to the hall and a driveway leading to the garage.

Entrance Hall
With a door leading from the front of the property, doors to the WC and lounge, stairs to the first floor, laminate flooring and a central heating radiator.

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

Lounge
11'8" x 15'10" (3.56 x 4.83)
With a door leading from the hall, double glazed window to the front, door to the kitchen, laminate flooring and a central heating radiator.

Kitchen Dining Room
8'10" x 15'0" (2.69 x 4.57)
With a door leading from the lounge this modern fitted kitchen dining room has a range of wall and base units, work surfaces with matching up stands, one and a half bowl stainless steel sink and drainer, integrated fridge, freezer and dishwasher, integrated electric oven and gas hob with extractor over, cupboard housing a wall mounted boiler, space for a dining table, useful storage pantry, double glazed patio doors to the rear garden, double glazed window to the rear and a central heating radiator.

Landing
With stairs leading from the hall, doors to various rooms, airing cupboard and loft access.

Bedroom One
9'11" x 11'3" (3.02 x 3.43)
With a door leading from the landing, built in wardrobes, built in storage cupboard, door to the en suite, double glazed window to the front and a central heating radiator.

En Suite
With a door leading from the bedroom one, shower cubicle, wash hand basin, WC, extractor fan, double glazed window to the front and a central heating radiator.

Bedroom Two
7'8" x 8'8" (2.34 x 2.64)
With a door leading from the landing, double glazed window to the rear and a central heating radiator.

Bedroom Three
6'2" x 8'11" (1.88 x 2.72)
With a door leading from the landing, double glazed window to the rear and a central heating radiator.

Bathroom
With a door leading from the landing, panel enclosed bath, wash hand basin, WC, extractor fan, double glazed window to the side and a central heating radiator.

Garden
With access via the kitchen this low maintenance rear garden has a patio area with artificial lawn beyond, there is also a door leading into the garage.

Garage
8'11" x 16'4" (2.72 x 4.98)
With an up and over door leading from the front of

the property, power, lighting, plumbing for a washing machine and a door leading to the garden.









Road Map



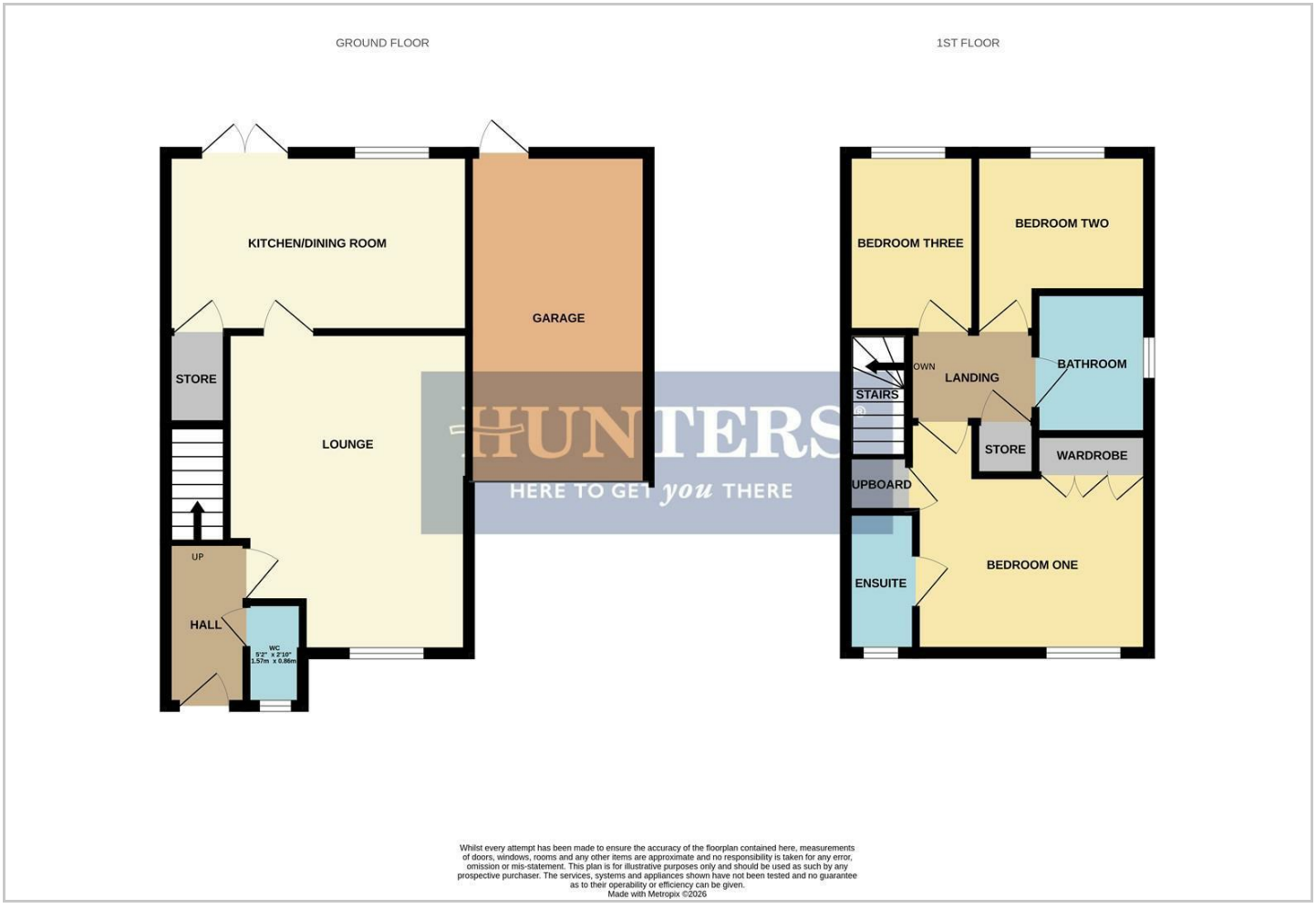
Hybrid Map



Terrain Map



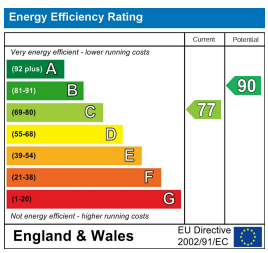
Floor Plan

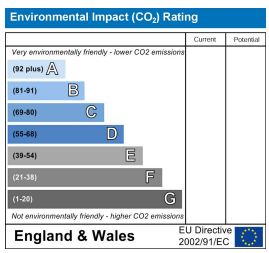


Viewing

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.

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