

# HUNTERS<sup>®</sup>

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## Unwin Crescent

Stourbridge, DY8 3UY

Offers In Excess Of £500,000



Council Tax: D



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## Front of the Property

To the front of the property is an in and out concrete print driveway, mature shrubs, access to double garage and a step leading to the entrance porch.

## Porch

With a double glazed window and door to the front and a patio door leading to the entrance hall.

## Entrance Hall

With a patio door from the porch, doors to various rooms, understairs storage cupboard, double glazed door to the rear, stairs leading to the first floor landing and a central heating radiator.

## Lounge

20'0" x 11'0" (6.10 x 3.37)

With a door from the entrance hall, double glazed bay window to the front, gas fireplace with decorative surround, wall lights, double glazed patio doors to the rear and a central heating radiator.

## Dining Room

14'5" x 10'1" (4.40 x 3.09)

With a door from the entrance hall, double glazed bay window to the front and a central heating radiator.

## Kitchen

11'1" x 9'11" (3.40 x 3.03)

With an opening from entrance hall, a double glazed window to the rear, fitted kitchen with a range of wall and base units, work surface over with tiled splashback, two bowl sink and drainer, built in oven with electric hob above, space for fridge/freezer, plumbing for dishwasher and washing machine, and a wall mounted boiler.

## Cloakroom

With a door from the entrance hall, WC, wash hand basin set into vanity unit, double glazed window to rear and recessed spotlights.

## Landing

With stairs from the entrance hall, doors leading to various rooms, double glazed window to the front and rear, and two central heating radiators.

## Bedroom One

13'1" x 11'1" (4.00 x 3.38)

With a door from the first floor landing, double glazed window to the front and a central heating radiator.

## Bedroom Two

10'0" x 10'0" (3.07 x 3.07)

With a door from the first floor landing, double glazed window to the front and a central heating radiator.

### Bedroom Three

8'0" x 10'0" (2.45 x 3.05)

With a door from the first floor landing, double glazed window to the rear and built in wardrobes with matching chest of drawers.

### Bedroom Four

10'4" x 10'6" (3.16 x 3.22)

With a door from the first floor landing, double glazed window to the front and loft access fitted with loft ladders.

### En Suite

6'6" x 6'0" (2.00 x 1.83)

With a door from bedroom four, double glazed window to the rear, shower cubical, WC, wash hand basin set into vanity unit, part tiled walls, recessed spotlights, extractor fan and a chrome heated towel rail.

### Bathroom

With a door from the first floor landing, double glazed window to the side, bathtub with shower over, WC, wash hand basin set into vanity and a chrome heated towel rail.

### Car Port

17'0" x 10'2" (5.20 x 3.10)

With an electric garage door to the front, power and lighting, and an opening to the rear garden.

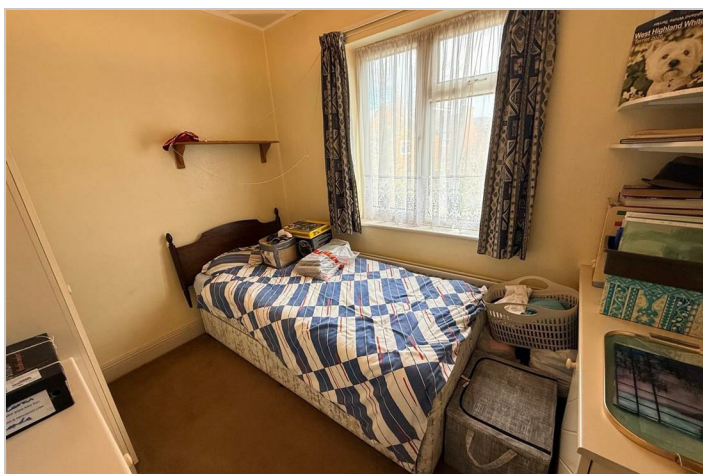
### Double Garage

22'7" (max) x 22'11" (max) (6.90 (max) x 7.00 (max))

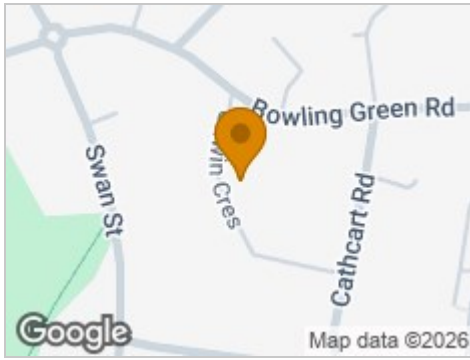
With a garage door to the front, power and lighting, double glazed window to the rear and a door to the rear garden.

### Garden

With double glazed patio doors from the living room leading to a patio seating area, step up to lawn beyond, mature shrub borders, path leading to the rear and a garden shed.



## Road Map



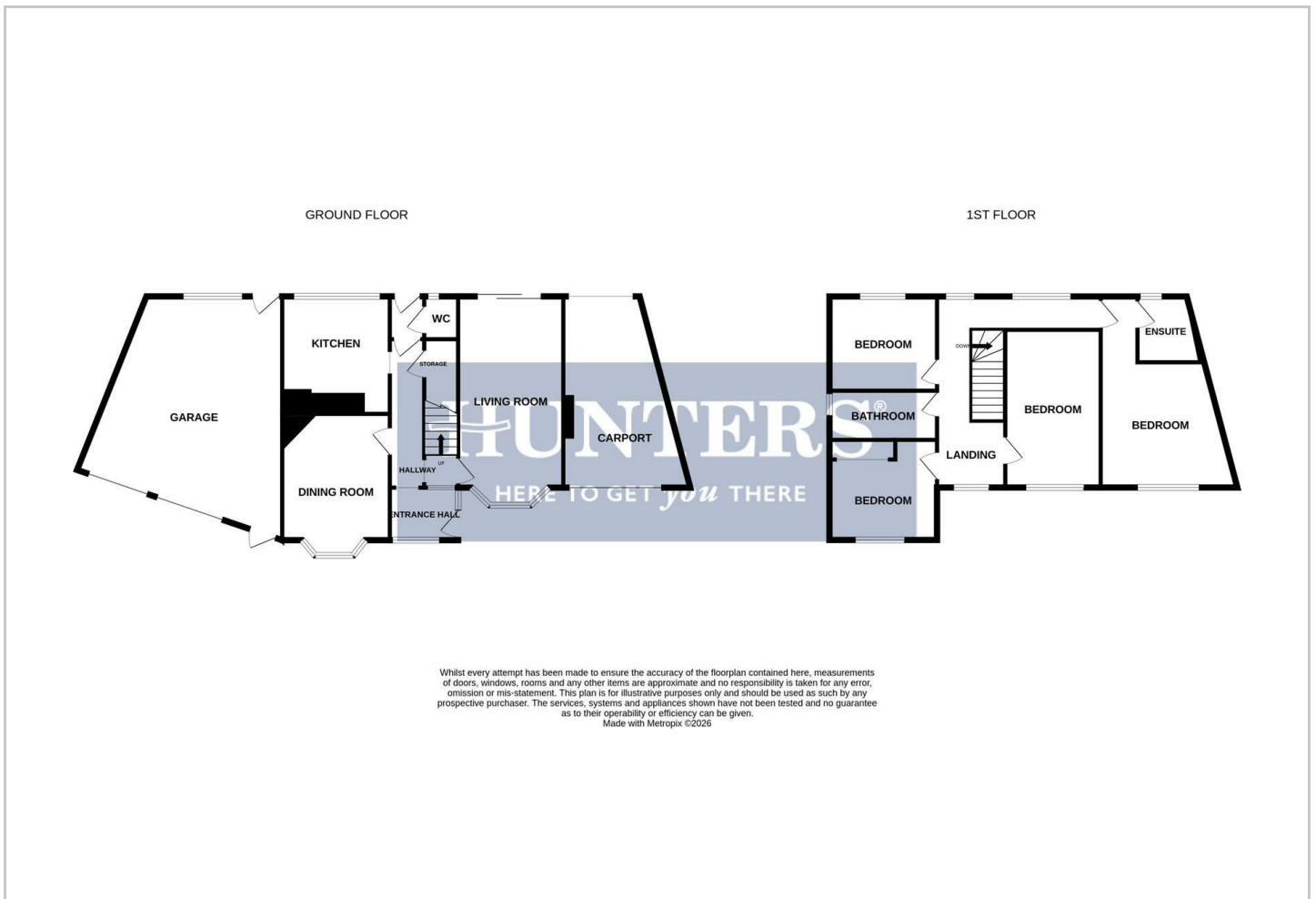
## Hybrid Map



## Terrain Map

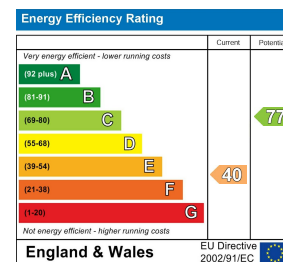


## Floor Plan



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.