

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Stourton Crescent

Stourbridge, DY7 6RR

£350,000



Council Tax: E



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## Front of the Property

To the front of the property is a block paved driveway leading to garage, lawn to side with shrub borders and gated side access.

## Porch

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

## Entrance Hall

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

## Lounge

15'11" x 12'8" (4.86 x 3.88)

With double doors from the entrance hall, electric fire with brick built fire surround, double glazed bow window to the front, door leading to the kitchen and a central heating radiator.

## Kitchen

8'10" x 9'6" (2.71 x 2.90)

With a door from the lounge, double glazed window to the rear, fitted kitchen with a range of wall and base units, work surface over with tiled splashback, one and a half bowl stainless steel sink and drainer, electric oven, five ring gas hob, plumbing for dishwasher, space for fridge, tiled flooring and an opening to utility area.

## Utility Area

8'5" x 7'11" (2.58 x 2.42)

With an opening from the kitchen, fitted wall and base units with worksurface over, space for kitchen appliances, double glazed window to the side, double glazed door to the rear, tiled flooring, door leading to the garage and a central heating radiator.

## Bedroom One

12'11" x 11'5" (3.95 x 3.50)

With a door from the entrance hall, double glazed patio doors to the rear and a central heating radiator.

## Bedroom Two

12'0" x 8'10" (3.67 x 2.70)

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

## Bathroom

8'11" x 6'11" (2.74 x 2.13)

With a door from the entrance hall, bath with shower over, WC, wash hand basin, fully tiled walls, airing cupboard, extractor fan, double glazed window to the rear and a central heating radiator.

Tel: 01384 443331

## Landing

With stairs from the entrance hall, doors leading to various rooms and a door leading to eaves storage.

## Bedroom Three

11'9" x 19'8" (3.60 x 6.00)

With a door from the first floor landing, double glazed window to the side and rear, built in wardrobe with matching built in chest of drawers and dressing table and a central heating radiator.

## Bedroom Four

11'10" x 6'8" (3.62 x 2.04)

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

## Shower Room

With a door from the first floor landing, shower cubical, WC, wash hand basin, fully tiled walls, extractor fan, double glazed window to the rear and a central heating radiator.

## Garage

17'2" x 8'0" (5.25 x 2.45)

With a garage door to the front, power and lighting, wall mounted boiler, double glazed window to the side and a door to the utility.

## Rear Garden

With a double glazed door from the utility leading to a good sized block paved patio area with a covered canopy, lawn beyond and a small bridge leading to canal side.



### Road Map



### Hybrid Map



### Terrain Map



### Floor Plan

GROUND FLOOR

1ST FLOOR

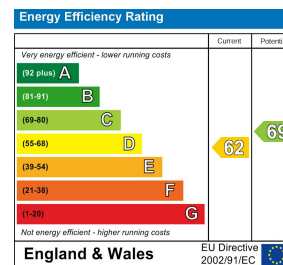
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Graph

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.



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.