

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Elgar Crescent

Brierley Hill, DY5 4JJ



Council Tax: D



# 27A Elgar Crescent

Brierley Hill, DY5 4JJ

£290,000



## The Front of The Property

There is a tarmac driveway, fronted lawn, decorative chipping stones, gated side access, slab footpath, and a double glazed door to entrance hall.

## Entrance Hall

With a double glazed door leading from the front of the property, door to various rooms, storage cupboard, stairs to first floor landing, and a central heating radiator.

## Lounge

21'7" x 10'9" (6.6m x 3.3m)

With a door leading from the entrance hall, double doors to garden, under stairs storage cupboard, double glazed window to front and two central heating radiator.

## Kitchen

11'5" x 7'10" (3.5m x 2.4m)

With a door leading from the entrance hall, a range of modern wall and base units, one and a half stainless steel sink drainer, tiled splashback, oven, gas hob, with stainless steel cooker hood above, integrated fridge/freezer, dishwasher and washing machine, recessed spotlights, double glazed window to rear and a central heating radiator.

## Cloakroom

6'6" x 2'7" (2m x 0.8m )

With a door leading from the entrance hall, W/C, hand wash basin into vanity unit, tiled splashback, recessed spotlights and a chrome heated towel rail.

## Landing

With stairs leading from the entrance hall, doors to various rooms, loft access and a double glazed window to rear.

## Bedroom One

10'9" x 11'5" (3.3m x 3.5m)

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

### Bedroom Two

10'9" x 8'10" (3.3m x 2.7m)

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

### Bedroom Three

8'6" x 8'2" (2.6m x 2.5m)

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

### Bathroom

6'6" x 5'10" (2m x 1.8m)

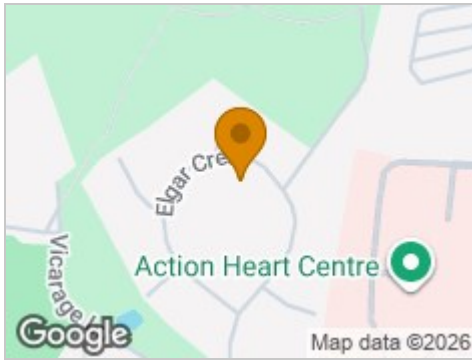
With a door leading from the landing, W/C, hand wash basin, tiled splashback, shower over bath with shower screen and waterfall feature, recessed spotlights, double glazed window to side and a chrome heated towel rail.

### Garden

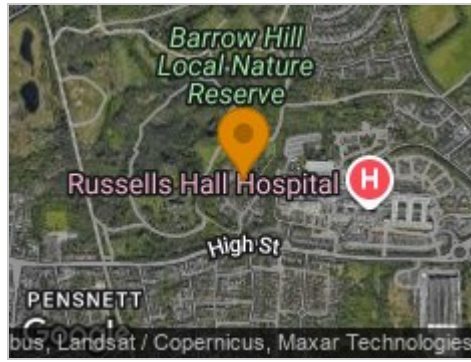
With double doors leading from the lounge, slab patio, rear lawn, shrubs and gated side access.



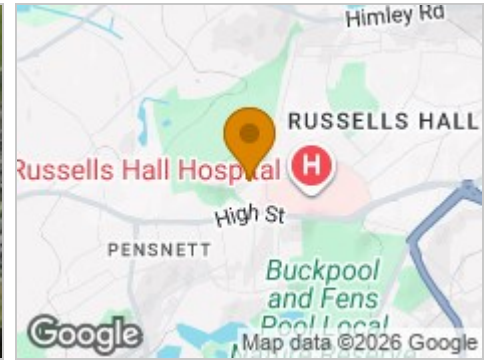
## Road Map



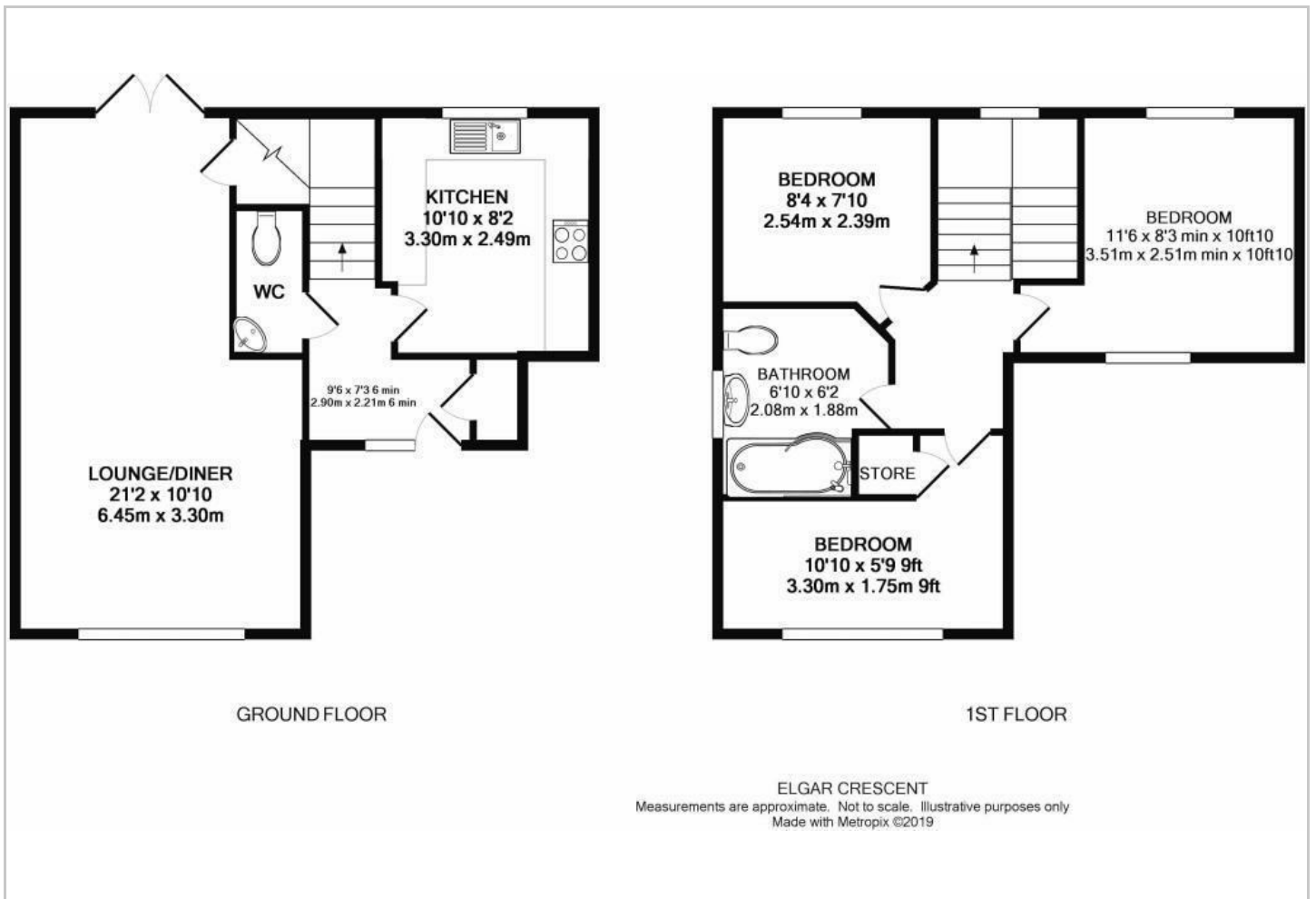
## Hybrid Map



## Terrain Map



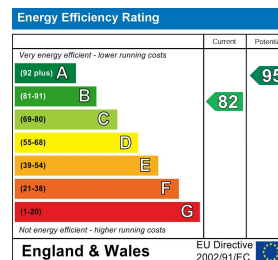
## Floor Plan



## 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.